

Tanglewood

Wilderness Estate, Sevenoaks, Kent





Unique Self-Build Opportunity

Superb opportunity to build a striking home of elegant proportions approaching 9,000 sq ft & designed by Internationally Acclaimed Architects within the Wildernesse Estate, with swimming pool, garaging & gardens approaching 1 acre.

Sevenoaks 2.1 miles (27 mins to London Bridge), Gatwick 25 miles, Central London 35 miles
 (All distances and times are approximate)



Summary

Rare self-build opportunity within the exclusive Wildernesse Estate

Approaching 9,000 sq ft with gym, cinema room, swimming pool, garaging, about 0.92 acres

Planning permission granted (REF: 22/02834/FUL)

Agent Note: Images are computer generated (CGIs)

Location

Tanglewood is well located in a sought after private road within the exclusive Wildernesse Estate.



Shopping: Sevenoaks (1.7 miles), Tunbridge Wells and Bluewater shopping centre.



Trains: Sevenoaks (2.1 miles) to Cannon Street/Charing Cross (36 mins).



Schools: Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall

Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House School in Sundridge.

Grammar Schools: Weald of Kent Girls, Tonbridge Girls and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.

Primary Schools: Sevenoaks and Seal.



Golf: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre.



Sports: Cricket and Rugby in the Vine area of Sevenoaks.



Motorways: The M25 can be accessed at the Chevening interchange which is about 4 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

Tanglewood

Tanglewood is situated within the exclusive Wildernesse Estate, on a highly sought-after private residential road, 1.6 miles from Sevenoaks High Street and 2 miles from the station, with direct trains to London Bridge from 22 minutes.

The plot presents an excellent opportunity to build an impressive dwelling approaching 9,000 sq ft in a unique and prime residential spot.

The proposed dwelling will comprise an entrance hall, living room, study, utility, boot room, cloakroom, dining room, kitchen/breakfast room, pantry, indoor swimming pool and gym to the ground floor with exceptional ceiling heights of up to 3.3 metres.





Arranged over the first floor will be five bedrooms, all with en suites and the principal suite opening to a balcony, and a laundry room completing the accommodation. Arranged over the second floor and completing the accommodation is a bedroom, mezzanine area and cinema room.

A detached double garage is within the planning and the plot amounts to about 0.92 acres in total.
REF: 22/02834/FUL 'Erection of a new dwelling and double bay garage. Associated landscaping.'

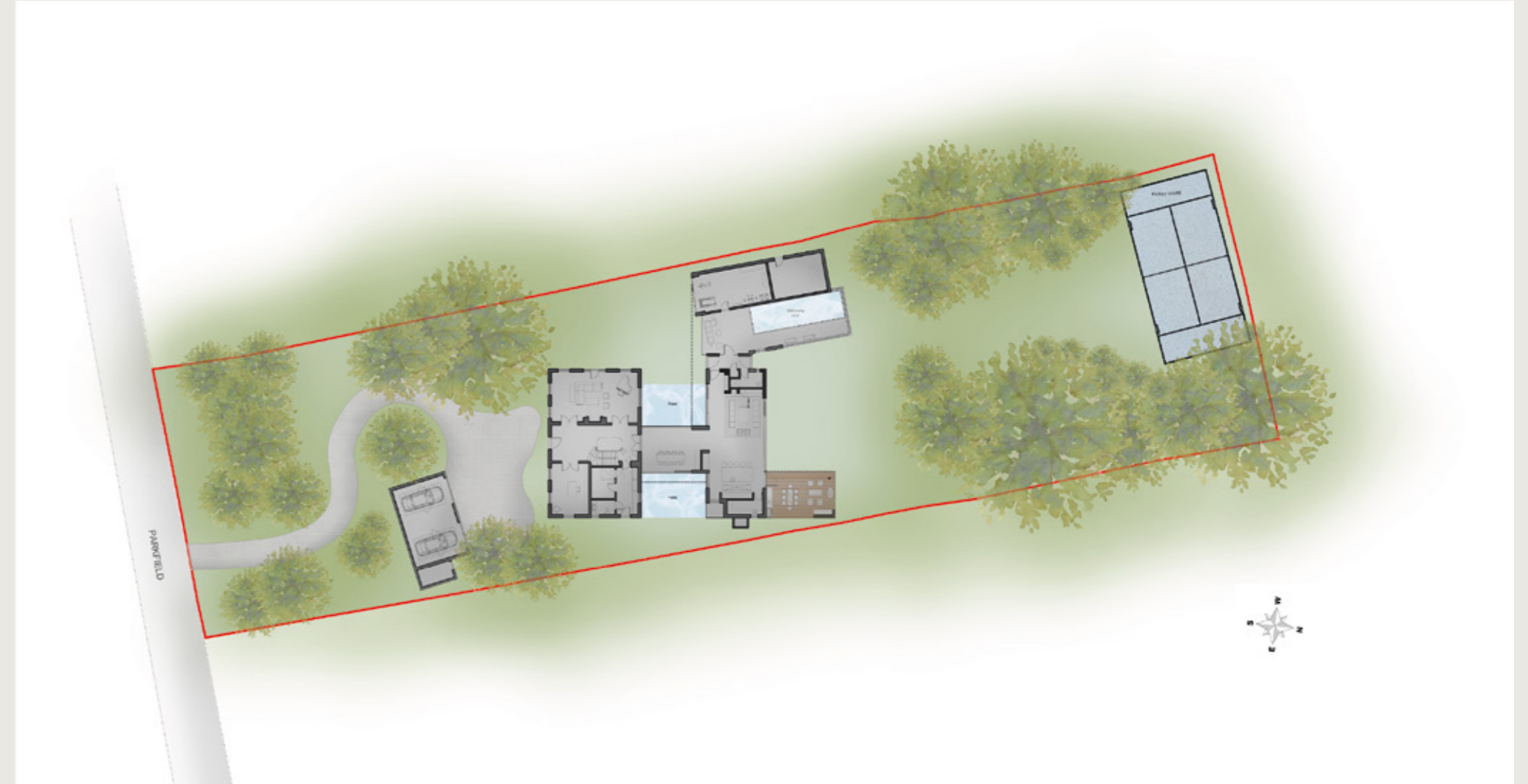
Please note that images are computer generated and building works have not yet commenced and the price is for the plot only.





Directions – TN15 OHX

Proceed in a northerly direction along Sevenoaks High Street continuing straight over the Pembroke Road traffic lights and take the right fork into Seal Hollow Road. Turn right (just before a telephone box) into Blackhall Lane. Parkfield is the second private road on the left and Tanglewood will be found along on the left hand side.





Ground Floor



First Floor



Second Floor



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