



GODDEN GREEN

Sevenoaks, Kent



AN EXCEPTIONAL SEVEN BEDROOM COUNTRY HOME, SURROUNDED BY 7.5 ACRES OF METICULOUSLY LANDSCAPED GARDENS, POOL, TENNIS COURT AND EXTENSIVE OUTBUILDINGS ON THE OUTSKIRTS OF SEVENOAKS

Summary of accommodation

Ground Floor: Reception hall | Kitchen/dining/family room | Sitting room/snug | Drawing room/additional bedroom
Cinema room | Study | Utility room | Downstairs cloakroom

Lower Ground Floor: Wine cellar | Boiler room | Store room

First Floor: Principal bedroom with dressing room and en suite bathroom | Second bedroom suite with walk in wardrobe
Third bedroom with en suite bathroom | Bedroom four with en suite shower room | Bedroom five, fitted wardrobes and bathroom

Second Floor: Two further double bedrooms with en suites | Utility room/walk in wardrobe | Separate shower room

Outbuildings: Garages | Two car carport | Three garages | Office | Pavilion | Stables & tack room | Games room | Gym | WC | Field shelter | Summerhouse

In all about 7.55 acres



THE PROPERTY

An exceptional country home, stretching to approximately 8,500 sq ft, set within seven acres of beautifully landscaped grounds. The property combines architectural elegance and meticulously designed interiors.

The spacious reception hall leads into a series of refined and versatile entertaining spaces. The bespoke kitchen, dining, and family room forms the heart of the home and sets the tone for the rest of the house. Complemented by a separate sitting room/snug and drawing room which is currently used as an additional study, which also benefits from its own en suite if you wished to use it a ground floor bedroom. A cinema room, well-appointed study, utility room and downstairs cloakroom/guest WC complete the ground floor accommodation. Stairs descend to a generous wine cellar, plant and boiler room, and a separate store room.





The first floor benefits from a luxurious principal suite with its own dressing room and bathroom, bedrooms two and three each comprise private dressing areas and en suite bathrooms. Bedroom four benefits from its own bathroom across the landing, whilst bedroom five has its own en suite shower room. A dedicated laundry room completes this floor.

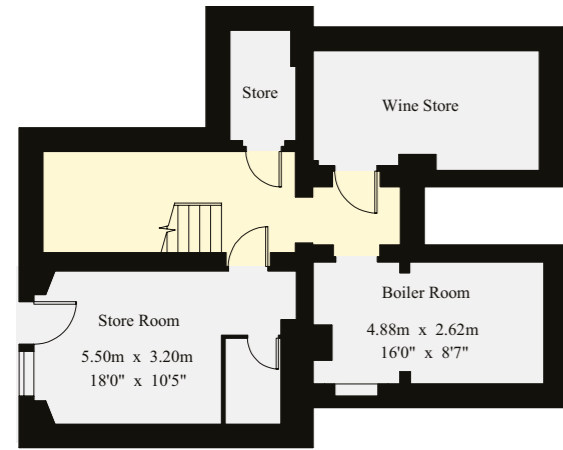
The second floor provides two further spacious double bedrooms, both with en suite bathrooms, ideal for guests or extended family.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



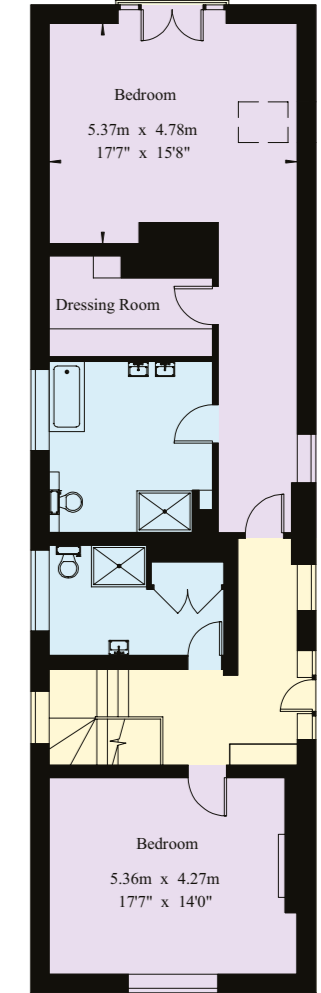
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
House: 771.3 sq.m (8301 sq.ft.)
(Including Cellar)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDENS AND GROUNDS

The gardens and grounds, designed by Erik Dhont Landscape Architects, create an enchanting sequence of promenades through mature wildflower planting, leading to a striking architectural linear swimming pool with a pool house, various terraces for outdoor entertaining, a tennis court and far-reaching views towards Torrington Wood and the hamlet of Stone Street.

OUTBUILDINGS

A comprehensive range of outbuildings enhances the estate, including a two-car carport, garage and home office, a separate double garage, three stables and tack room, as well as a garden studio incorporating a games room, gym and shower room, alongside a summerhouse and field shelter.



© Photo: JP Gabriel; garden design: Erik Dhont

LOCATION

The property has stood for over one hundred and forty years in an elevated position in Godden Green, a pretty hamlet close to Sevenoaks, that lies between the North Downs and the Greensand Ridge that runs from the Surrey Hills to the Kent coast. The rear of the property benefits from far-reaching views towards Torrington's Wood and the hamlet of Stone Street.

Comprehensive Shopping: Sevenoaks (2.4 miles) and Bluewater (23 miles).

Mainline Rail Services: Sevenoaks (2.8 miles) to London Cannon Street/Charing Cross/London Bridge. **Primary Schools:** Various in Sevenoaks, Seal, Sundridge and Otford.

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Secondary Schools: Weald of Kent Girls Grammar, Knole Academy and Trinity Schools in Sevenoaks. Weald of Kent and Tonbridge Girls Grammars and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge, Walthamstow Hall and Sackville Secondary Schools. New Beacon. The Granville, Sevenoaks, Solefields and Walthamstow Hall Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. Fosse Bank in Hildenborough. The Schools at Somerhill, Hilden Oaks and Hilden Grange in Tonbridge.

Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Tonbridge School Sports Centre. Sevenoaks sports and leisure centre. Cricket and Rugby in The Vine area of Sevenoaks.



- Reception
- Bedroom
- Bathroom
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- Storage
- Outside

PROPERTY INFORMATION

Tenure: Freehold

Local Authority: Sevenoaks District Council

Council tax band: H

EPC rating: C

What3words: ///ending.violin.shapes

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Approximate Gross Internal Area
Outbuildings: 164.2 sq.m (1767 sq.ft.)
Garages: 110.2 sq.m (1186 sq.ft.)

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