



CAMDEN HOUSE

Sevenoaks, Kent



SITUATED WITHIN THE PRESTIGIOUS AND HISTORIC WILDERNESSE ESTATE, SEVENOAKS

Camden House is a striking modern family home finished to the highest standard.

Summary of accommodation

Ground Floor: Entrance hall | Study | Cloakroom | WC | Dining room | Kitchen/breakfast room | Utility room | Garage
Family room | Drawing room | Bar | Cinema room | Bedroom | Shower room | W/C

First Floor: Principal bedroom with dressing room, ensuite bathroom and balcony
Four further bedrooms with ensuites | Further bedroom | Laundry room

Outbuildings: Office | Workshop | Tractor store

In all about 3.95 acres

Distances: Sevenoaks 1.5 miles, M25 J5 3.5 miles, Tonbridge 8.5 miles
Tunbridge Wells 16.5 miles, Gatwick Airport 25.6 miles, Central London 35.5 miles
(All distances are approximate)



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Completed in 2020, Camden House is an exceptional family home has been meticulously designed, with an extraordinary level of detail evident throughout. Its architectural merit was formally acknowledged in 2021, when it was awarded the UK Property Award for Private Residence South East, celebrating its craftsmanship and creative vision.

The approach to the house is very impressive, with its sweeping driveway, central turning circle which is framed by elegant water feature. Mature specimen trees and carefully curated parkland-style landscaping have established an immediate sense of arrival, providing a fitting introduction to the exceptional quality inside and out. Internally, Camden House is ideally configured for both stylish entertaining and everyday family living.



The striking reception hall sets the tone. At the centre of the home lies the beautifully designed kitchen and breakfast room, a welcoming yet highly practical space. Bespoke cabinetry sits alongside a substantial central island with informal seating, complemented by fully integrated appliances. French doors from the breakfast/dining area lead onto the terrace, making it perfect for entertaining. Adjoining the kitchen is a spacious utility room providing extensive storage, a larder and direct access to the integral garage and garden.

The generous reception rooms are flooded with natural light, with expansive windows and doors opening directly onto the rear terrace. The drawing room and family room both enjoy dual aspects and striking fireplaces, while the formal dining room offers a more intimate environment with views across the front gardens. The west wing of the house offers an excellent entertaining space incorporating a fully equipped bar and seating area, which flows seamlessly into a fully high tech cinema room.







From the impressive reception hall, an elegant staircase rises to the first floor. The principal suite forms a luxurious private space, featuring a vaulted apex window with doors opening onto a secluded balcony, a wood-burning stove, a beautifully appointed en suite bathroom, and a fully fitted dressing room. Two further bedrooms, benefit from en suite bathrooms, walk-in wardrobes, one also enjoying its own balcony overlooking the rear gardens. Three additional bedrooms, two with en suite showers and built-in wardrobes, along with a dedicated laundry room, complete the upstairs accommodation.



GARDENS & GROUNDS

Surrounded by beautifully landscaped gardens and grounds, extending to approximately 3.95 acres provides excellent privacy and seclusion. Across the rear of the property, a wide paved terrace extends the full width of the house, edged with established flower beds and giving way to an expansive lawn. Beyond, the grounds transition naturally into private woodland, providing a remarkable sense of privacy and openness. Several discreet outbuildings are positioned throughout the land, including a workshop, dedicated home office, tractor store, log store and gardener's WC.

Additionally, there is a ground floor, one bedroom suite, accessed off the rear patio area offers excellent flexibility for guests or multigenerational living. Previously approved planning permission for a single-storey extension to the rear, would allow you to add an indoor leisure complex including a indoor swimming, gym and spa. Subject to renewal, this offers further potential to enhance the property further. Additionally the house benefits from fibre optic broadband which is incredibly fast for internet speed, streaming and the day to day running of the house.

LOCATION

Sevenoaks town centre, is just 1.7 miles away, provides a wealth of shopping, dining, and experiences including The Stag Cinema & Theatre, Knole House and Park, and the Vine Cricket Ground.

Sevenoaks town is also renowned for its excellent educational options, both state and independent, and is a fan favourite with commuters, thanks to the mainline station (approx. 2.1 miles) offering fast services to London Bridge in 22 minutes.

Camden House offers a particularly appealing lifestyle, being located just moments from the acclaimed Wildernesse and Knole Golf Clubs. Other leisure facilities nearby include Nizels Golf & Country Club in Hildenborough, which also features a private health and fitness centre.



PROPERTY INFORMATION

Local Authority: Sevenoaks District Council

Council Tax: Band H

Tenure: Freehold

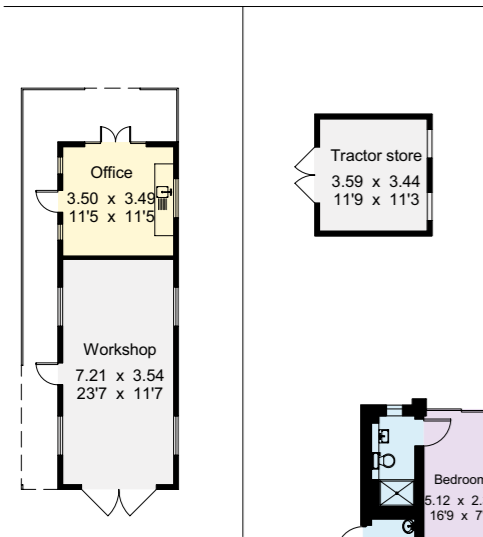
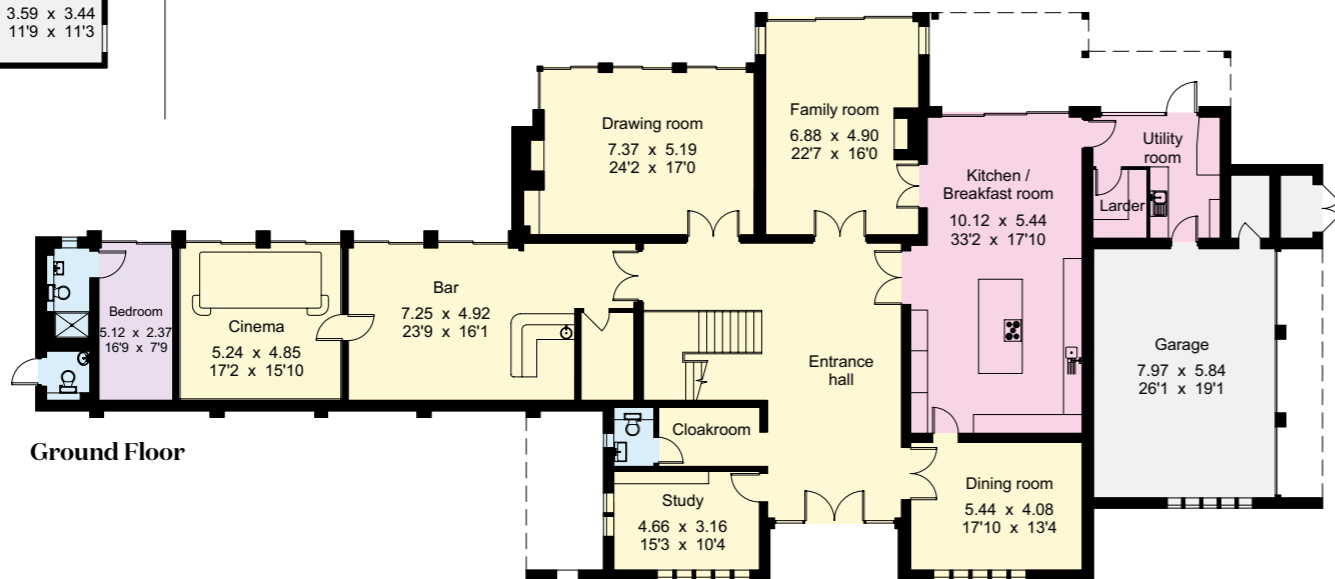
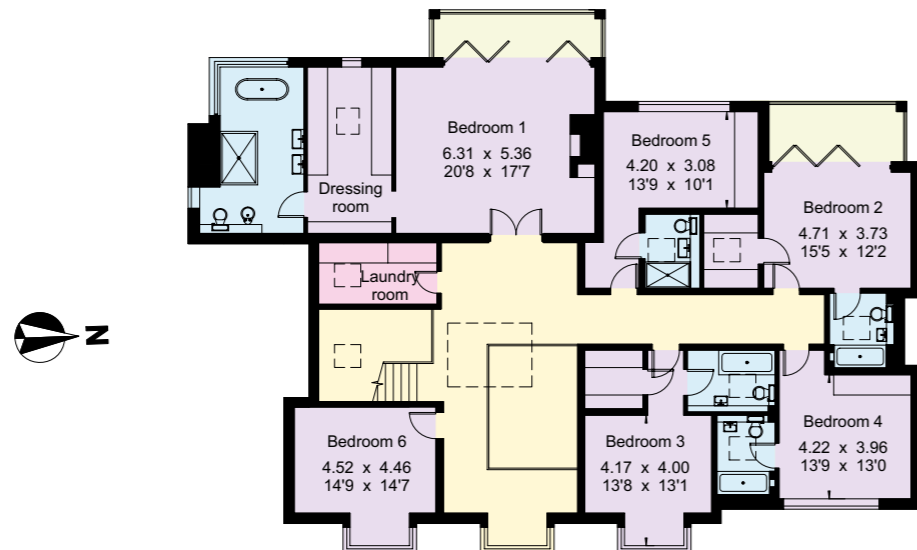
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Directions

Postcode: TN15 0EA

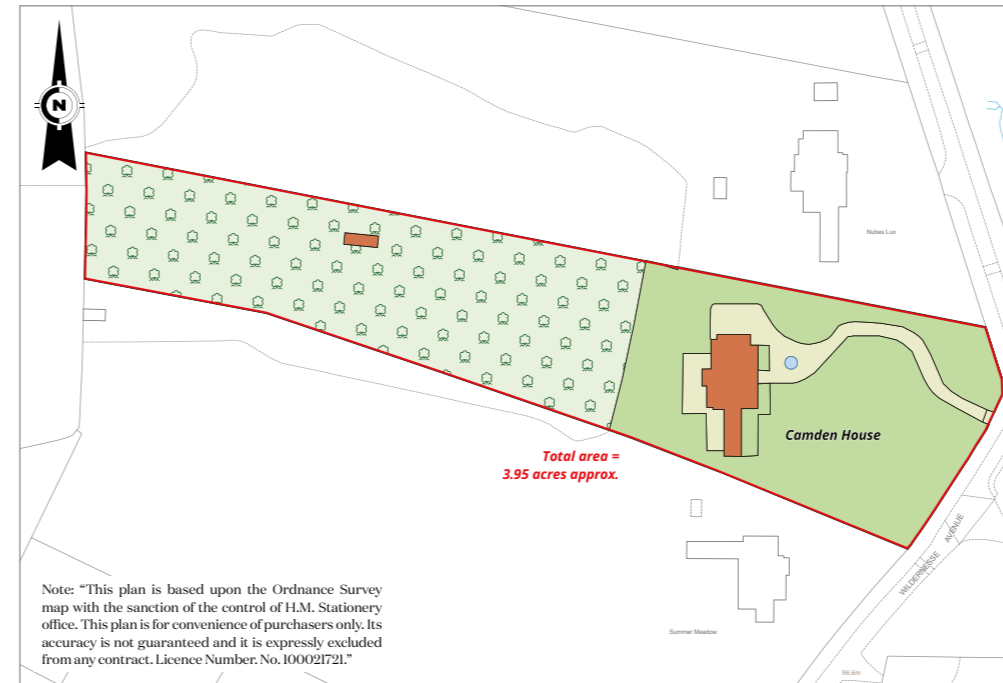
What3words: ///family,jeeps.stack

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



Approximate Gross Internal Area = 631.0 sq m/ 6792 sq ft
 Outbuildings: 50.5 sq m/ 543 sq ft
 Garage: 46.2 sq m/ 497 sq ft
 Total: 727.7 sq m/ 7832 sq ft

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.



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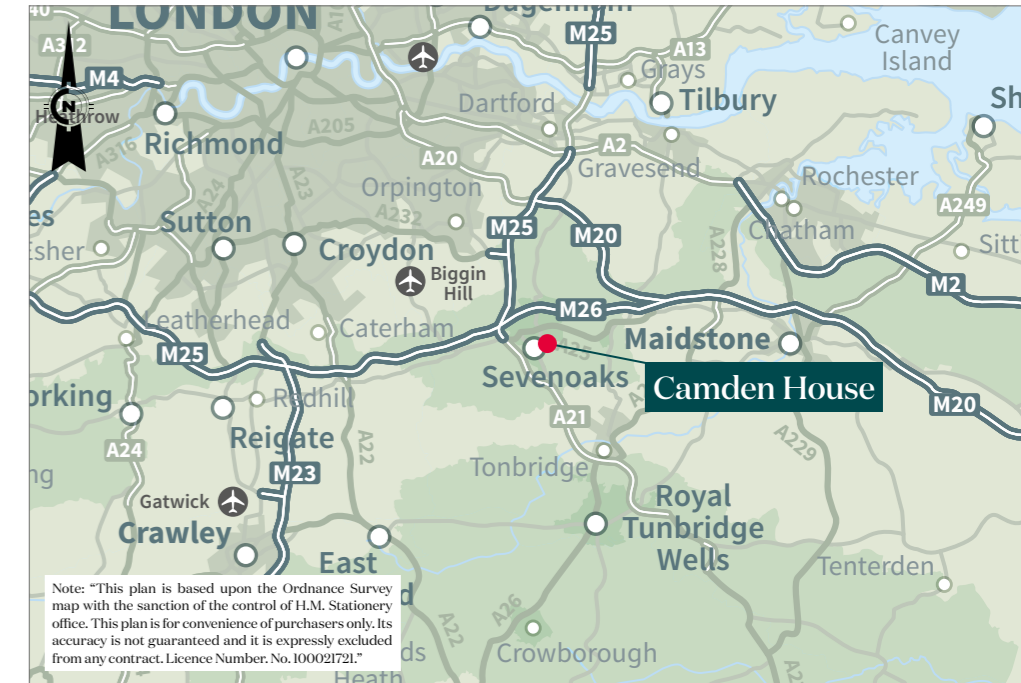
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