



CLEMMENS

Stone Street, Sevenoaks TN15



## DETACHED FAMILY HOME WITH TENNIS COURT AND POOL

A beautifully presented, spacious five-bedroom detached family home in the rural hamlet of Stone Street, featuring a south-facing landscaped garden with outdoor pool and tennis court.



Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



## THE PROPERTY

This beautifully presented period home enjoys a secluded position within just over one acre of landscaped, south-facing gardens. Blending centuries of history with thoughtful modernisation, this character home has been lovingly updated for modern family living. The front portion of the house dates back to the 1600s and showcases elegant period features such as exposed beams and a magnificent inglenook fireplace with wood burner and high-quality modern finishes.

The formal sitting room has a striking inglenook fireplace, while the adjoining dining room benefits from a bespoke wine store. The kitchen/breakfast room by Rencraft, is superbly appointed with extensive cabinetry, a central island with marble worktops, twin dishwasher and fridge drawers and AGA. The breakfast area and family room have bifold doors which open directly to the terrace and pool. whilst the study has fitted furniture by Rencraft. A utility room and cloakroom complete the ground floor.





Upstairs, the principal bedroom suite features a luxurious ensuite bathroom and excellent fitted storage including a walk in wardrobe. Two further bedrooms share a stylish family bathroom, while two additional bedrooms each benefit from their own ensuite facilities. All bedrooms include fitted wardrobes or cupboards.

The south-facing gardens are a particular highlight and have been thoughtfully landscaped to provide a mixture of beautifully planted mature borders and recreational spaces. The swimming pool, renovated three years ago sits next to the kitchen/breakfast room and is discreetly fenced in for safety, the pool also benefits from an air source heat pump. A tennis court has been cleverly positioned to take advantage of the topography of the garden. A superb garden room with air conditioning and Wi-Fi, is currently used as a gym, offering a versatile additional space for work or leisure. The property also benefits from an EV charging point at the front of the driveway and ultrafast Gigaclear broadband connectivity. Surrounded by outstanding countryside, the property enjoys easy access to extensive walking routes through the Fairlawne Estate and Ightham Mote, making it an ideal setting for those seeking a peaceful rural lifestyle without isolation.



## Clemmens, Seal

Approximate Gross Internal Area = 309.9 sq m / 3336 sq ft  
 Outbuildings = 46.2 sq m / 497 sq ft  
 Total = 356.1 sq m / 3833 sq ft  
 (Excluding Shed)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308376)

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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. (ID767266)



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