



# MELSETTER

Woodland Rise, Sevenoaks, Kent



# AN EXCEPTIONAL FIVE BEDROOM FAMILY HOME, FINISHED TO INCREDIBLY HIGH STANDARDS SET WITHIN TWO ACRES IN THE HEART OF THE PRESTIGIOUS WILDERNESSE ESTATE, SEVENOAKS

## Summary of accommodation

**Ground Floor:** Reception hall | Kitchen/breakfast room | Dining room | Drawing room | Sitting room | Study  
Utility room | Cloakroom | Boot room | Downstairs WC | Integral garage

**First Floor:** Principal bedroom | His & hers dressing rooms | En suite bathroom | Second bedroom & en suite  
Cinema room & en suite | Bedroom suite above garage

**Second Floor:** Two further bedrooms with dressing rooms & en suites

**Outbuildings:** Pool house | Studio/gym with kitchenette and shower room | Garden shed

**Garden and Grounds:** Tennis court | Swimming pool | Outdoor kitchen | Landscaped gardens

**In all about 1.92 acres**

**Distances:** Sevenoaks 1.7 miles, M25 J5 4.7 miles, Tunbridge Wells 15.8 miles, Gatwick Airport 24.8 miles, Central London 35.5 miles  
(All distances are approximate)



## MELSETTER

Melsetter has been meticulously reimaged, preserving the charm of its original façade while delivering a thoroughly modern home throughout. The property offers five bedrooms, extensive open plan living spaces and leisure including a pool, state of the art pool house and outdoor kitchen, tennis court and an in house cinema, as well as a separate outbuilding/studio, currently used as a gym.

Approached via Woodland Rise, the house is accessed through its own private cast iron gates. A sweeping driveway leads past landscaped gardens and a pond, setting a serene setting from the outset. Although comprehensively rebuilt internally and externally, the home retains the character and proportions of the original structure and facade. As you enter, the double height entrance hall sets the tone with its beautiful porcelain petal chandelier and a handcrafted staircase featuring bronze spindles and a polished monkey tail banister.





Archiving Crittall doors lead through to the open plan kitchen, dining and living area to the rear of the house which acts as the hub of the home. The kitchen, designed by Roundhouse London is arranged around a split level island for cooking, casual seating and entertaining. Features include, long trunk porcelain tiles, Italian quartz stone, wood, marble and Gaggenau kitchen appliances.

The adjoining sitting area benefits from a large skylight as well as a series of windows and doors providing excellent light to this space. The dining room flow seamless between the kitchen area, distinguished by a change in solid walnut parquet flooring, features a custom twelve-seater dining table that reflects light across the space.

The formal drawing room adjoins the dining area and has been tastefully designed, with ceiling panelling, Crittall doors and walnut parquet flooring. Double aspect views as well as doors leading out to spacious patio area. The snug across the hallway is designed for comfort, with soft flooring and a deep sofa positioned opposite a discreetly placed TV next to the fireplace.



A bespoke office designed by Rencraft, finished in warm timber with horn handles, shares a double-sided gas fireplace with the snug. A well-appointed cloakroom with an antique bronze mirror, guest WC and boot room that acts as a bright, functional buffer to the outdoors completes the ground floor accommodation.





Heading upstairs, the principal suite, accessed via double doors, includes his and hers walk in wardrobes, designed by Rencraft, hand painted, hand embroidered silk wallpaper, supported by floating bedside tables and access to a private balcony overlooking the garden.

The en suite mixes treated wood, dimmable lighting, concealed storage and a doorless shower framed by frosted glass, finished with large porcelain tiles in a soft marble effect. Alongside the principal suite is a further en suite bedroom on the first floor. The third bedroom has been transformed into a state of the art cinema room with an en suite shower room adjoining. A conversion back into a bedroom would be very achievable if you wish. Two additional bedrooms sit on the second floor, and a fifth bedroom sits above the garage. Each guest room balances hotel-like comfort with the warmth of a private home. The en suite bathroom was also awarded the best bathroom in Europe at the European property awards 2024-2025.

Melsetter's defining feature is its complete reconstruction: aside from the front-facing frame, the house has been rebuilt to contemporary standards while honouring its heritage. The two-acre grounds include a swimming pool, pool house/games room, tennis court, considerable landscaping, large patio areas for entertaining that mirrors the home's interior detailing. Beyond the main house, an attached studio in the garden offers a fantastic versatile space. Currently used as a gym, the space also benefits from its own kitchen, shower room and dining area allowing it to be transformed into additional accommodation if you wanted.



## LOCATION

Melsetter is well located on Woodland Rise, a sought-after private road within the exclusive Wildernesse Estate.

**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.

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

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

**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.





Approximate Gross Internal Area  
 House: 694.7 sq.m (7477 sq.ft.) (Including Garage)  
 Pool House: 31.8 sq.m (342 sq.ft.)  
 Gym: 51.8 sq.m (557 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.



# PROPERTY INFORMATION

**Tenure:** Freehold

**EPC Rating:** B

**Local Authority:** Sevenoaks District Council

**Council Tax:** Band H

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