



Willington Manor, 4 Manor Road, West Kingsdown, Sevenoaks, TN15 6AQ

Guide Price £2,750,000 - £3,000,000

Jack Charles
Estate Agents

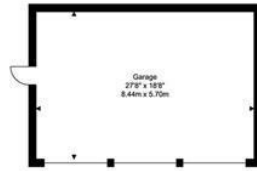
Sales & Lettings

- Six bedroom detached country house
- Part of a small collection of individual homes
- Principal suite with dressing room and ensuite

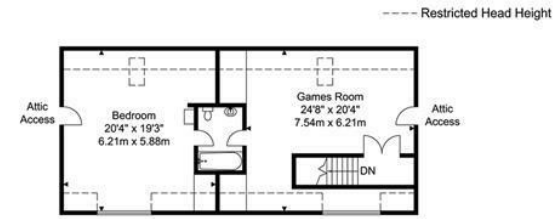
- Exclusive private estate in an Area of Outstanding Natural Beauty
- Generous reception space with garden room and study
- Electric gated driveway and detached triple garage

- Approximately 6,370 sq ft arranged over three floors
- Kitchen/breakfast room with scope to enlarge
- Private gardens of just under 2.5 acres

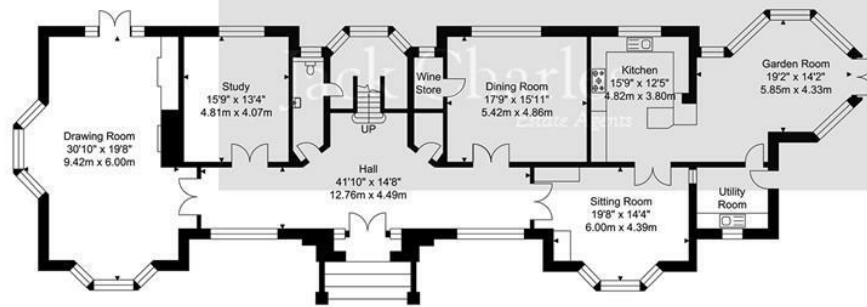
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	78
EU Directive 2002/91/EC			



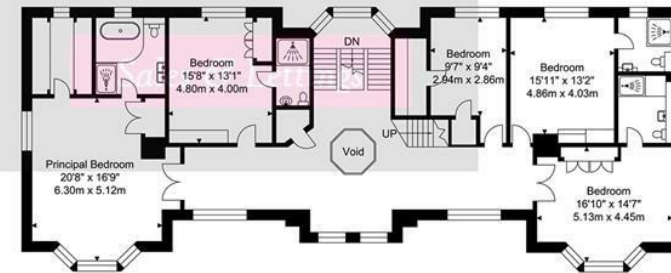
Outbuilding
Approximate Floor Area
518.00 SQ.FT.
(48.20 SQ.M.)



Second Floor
Approximate Floor Area
907.72 SQ.FT.
(84.33 SQ.M.)



Ground Floor
Approximate Floor Area
2798.61 SQ.FT.
(260.00 SQ.M.)



First Floor
Approximate Floor Area
2667.62 SQ.FT.
(247.83 SQ.M.)

TOTAL APPROX FLOOR AREA 6372.00 SQ.FT. (592.00 SQ. M.)
For Identification Purposes Only.

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other

Important Notice:

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To Be Sold

Jack Charles are delighted to offer for sale Willington Manor, a substantial and elegant 6 bedroom country residence set within an exclusive private estate in an Area of Outstanding Natural Beauty, offering privacy, scale and a beautifully established setting.

Designed as part of a small collection of individual homes, Willington Manor combines classic architecture with modern accommodation arranged over three floors, extending to approximately 6,370 sq ft. The house has been impeccably maintained since new and enjoys generous proportions, tall ceilings and excellent natural light throughout.

A welcoming entrance hall with oak flooring and a central staircase leads to a range of well balanced reception rooms, suited to both entertaining and everyday living. The drawing room opens directly onto the rear terrace, while the dining room provides an elegant formal space and includes a dedicated wine store. The kitchen and breakfast room offers great scope to enlarge and combine with one if not two reception rooms and flows seamlessly into a distinctive garden room, creating an exceptional informal living and dining area with views across the gardens. A study, utility room, cloakroom and a further sitting room complete the ground floor.

The upper floors provide flexible bedroom accommodation, including an impressive principal suite with dressing room, ensuite bathroom and far reaching views towards London on clear days. 4 additional bedrooms 3 of which benefit from ensuite facilities or dressing areas, while the top floor offers two large rooms ideal for recreational use, guests / teenagers or home working, both rooms are serviced by an adjoining bathroom.

The private estate extends to approximately 17 acres, with Willington Manor enjoying just under 2.5 acres of landscaped gardens. Accessed via electric estate gates, the property is further secured by its own private electric gated driveway leading to a detached triple garage. The gardens are mainly laid to lawn with mature trees, well stocked borders and a stone terrace spanning the rear of the house, ideal for outdoor entertaining.

Willington Manor is a rare opportunity to acquire a refined country home of scale, privacy and long-term appeal within one of Kent’s most discreet private estates.

Location

Willington Manor is set within an impressive 17 acre park like private estate, approached via a tree lined road and situated in an Area of Outstanding Natural Beauty, approximately 7 miles from Sevenoaks. The property occupies a rural Green Belt setting yet is neither Listed nor within a conservation area, offering an attractive balance of protection and flexibility.

Local Amenities

Local shopping can be found in West Kingsdown, approximately 1 mile away, with further village amenities available in Otford, around 4 miles distant. Comprehensive shopping and leisure facilities are available in Sevenoaks and at Bluewater.

Transport Links

Mainline rail services are available from Otford with trains to London Victoria, and from Sevenoaks with services to London Bridge, Cannon Street and Charing Cross. The nearby A20 at West Kingsdown provides swift access to the M20 and M25, offering excellent connections to central London, Canary Wharf, the Dartford Crossing, Bluewater, the South Coast, Gatwick and Heathrow airports, and the Channel Tunnel terminus.

Schools

The area is well served by an excellent selection of schools. Primary and junior options include Wrotham, Borough Green, Ightham, West Kingsdown, New Ash Green, Culverstone, Vigo Village and Trottscliffe. Highly regarded secondary and independent schools include Sevenoaks School, Tonbridge School and Walthamstow Hall, along with a wide range of preparatory schools in Sevenoaks, Otford, Sundridge, Hildenborough, Hartley and West Kingsdown. Grammar schools are available in Sevenoaks, Tonbridge, Tunbridge Wells, Dartford, Gravesend and Maidstone.

Recreation

Sporting and leisure facilities in the area include golf clubs at Darenth Valley, Wildernesse, Knole and Nizels, the latter also offering private health and fitness facilities. Additional leisure amenities are available at Sevenoaks Sports, Swimming and Leisure Centre, while Brands Hatch motor racing circuit is close by.



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Sales & Lettings

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