

Fishponds Place, Seal Chart, Sevenoaks, Kent





An **important country house**, extended and modernised to a high standard in stunning parkland grounds with extensive leisure facilities.

Summary of accommodation

Entrance hall | Drawing room | Dining room | Snug | Kitchen/dining and living room | Pantry | Study | Boot room | Utility room | Cloakrooms
Potential sauna/leisure room

Principal bedroom with separate bathroom | Two further bedrooms with en suite bathrooms | Two further bedrooms | Large family bathroom | Study

Approximately 4,792 sq ft

Beautiful parkland landscaped gardens and grounds | Woodland | Paddocks

Triple garage block with workshop and tack room | Stable block with two stables | Outdoor arena

Newly installed swimming pool | Pool house | Tennis court

In all approximately 10.85 acres

Distances

Sevenoaks 4 miles (London Bridge/Cannon Street/Waterloo East/Charing Cross from 22 minutes), Kensing station 2 miles (London Victoria from 43 minutes), Tonbridge 8.4 miles, Tunbridge Wells 15.6 miles, Central London 35.5 miles
(All distances and times are approximate)



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Situation

Fishponds Place is an outstanding country property. It offers all the amenities for country living and is in the most idyllic rural position, situated on the outskirts of Seal Chart, within an Area of Outstanding Natural Beauty. It is surrounded by open countryside and located equidistant from three of the most sought-after villages in the area; Shipbourne, Ivy Hatch and Underriver. The village of Seal has many local amenities including a public house, village shops, library and a church. More extensive facilities can be found in nearby Borough Green and the towns of Sevenoaks and Tonbridge.

The area has excellent road and rail links from the M25, A25 and A21, which provide easy access to London, the Channel Tunnel and the international airports of Heathrow and Gatwick. Mainline rail services to London Bridge, Cannon Street, Waterloo East and Charing Cross operate from Sevenoaks station (4.1 miles) with journey times from 22 minutes and Kemsing station (0.5 miles) provides mainline services to London Victoria with journey times from 43 minutes.



Seal Chart has its own small primary school and there are many excellent independent schools nearby too; The New Beacon School, Sevenoaks Preparatory School, The Granville School, Tonbridge School, Sevenoaks School, Walthamstow School, Radnor House, Lingfield Notre Dame School and Woldingham School. There are also many outstanding grammar schools such as Judd Boys Grammar School, Tonbridge Grammar School for Girls, Tunbridge Wells Grammar School for Girls, Skinners Grammar School and Weald of Kent Grammar School.

Sporting and recreational interests in the area include racing at Lingfield Park, polo at Knepp Castle, golf at Royal Ashdown, Hever, Knole, Nizels, Westerham and Widernesse. Sailing and fishing are also available nearby; sailing at Bough Beech Reservoir and fishing at Chipstead Lakes. There is an abundance of country walks and riding to be had in the surrounding area, utilising the extensive public footpaths and bridlepaths.



Approximate Gross Internal Floor Area

4,792.1 sq ft (445.2 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fishponds

Fishponds Place is an extremely attractive and impressive country house believed to date back to 1910 with later alterations. The owners have gradually enhanced and added notable amenities, including redecoration of the house, and upgrading of utilities, the landscaping of the gardens and grounds, and addition of tennis court and swimming pool. All of the works have been carried out to a high standard and sympathetically to preserve the history and architectural style of the house.

Fishponds is a superb family home that enjoys the character of a historic property, combined with the modern amenities required for family living in the country. The accommodation is well-presented and extends to over 4,700 sq ft arranged over two floors, offering a great balance between formal and informal living.

The main reception rooms are accessed off the reception hall and comprise an impressive drawing room with double doors out to the rear terrace, dual aspect dining room currently set up as a games room, and snug. All of the rooms benefit from good proportions and are filled with light from the large windows, and enjoy views over the glorious gardens and grounds. Interesting period features can be found throughout the property including parquet flooring, original fireplaces, crittal windows and cornice detailing.

The stunning and expansive bespoke kitchen/dining room is well equipped with a butlers cupboard, central work island with an Italian marble worktops, fitted Miele, Fisher Paykel, Quooker and Mercury appliances and a separate pantry. The addition of the dining area and family room extension provides an impressive central core to the house. The large triple glazed bifold doors fill the room with light and provide access to a terrace area outside. Accessed off the kitchen is the boot room, utility room, downstairs WC, and boiler room.

Stairs lead to the first floor where the large window fills the house with light. The first floor has excellent bedroom accommodation comprising the dual aspect principal bedroom with large storage area and separate bathroom, two bedrooms with en suite bathrooms, two further bedrooms and family bathroom. All of the bedrooms are well appointed and enjoy views over the gardens and grounds. There is also a secondary study upstairs.



Gardens and Grounds

Fishponds Place is approached via a impressive gated entrance and winding gravelled drive that leads to the large parking area at the front of the house. The parkland gardens and grounds are truly exceptional and have been meticulously designed and planted, with lights throughout the grounds.

Sitting within the Kent Downs Area of Outstanding Natural Beauty the gardens and grounds are an important feature of Fishponds Place and form the most delightful and tranquil setting, complementing the house extremely well.

Fishponds Place enjoys stunning well-maintained gardens and grounds with many established specimen trees, shrub, flower beds and magnificent topiary. The grounds encircle the property and include a series of paths and are divided into sections by established hedging and host a ornamental pond, stunning new swimming pool and tennis court. Beyond the immediate gardens are woodland, and paddocks totalling approximately 6 acres. There is also a outdoor arena, triple garage block with a workshop and tack room, stable block with two stables. Above the stables is a large area currently used for storage. There is possibly development opportunity for this space. In all the gardens and grounds extend to approximately 10.85 acres.





Outdoor arena



Services

Mains water and electricity. Private drainage. Fibre WiFi.

Directions

Postcode: TN15 0HB

What3words: chin.stages.front

Property information

Tenure: Freehold

Local Authority: Tonbridge and Malling Borough Council

Council Tax: Band H

EPC Rating: D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated xxxxxxxxxx 20xx.

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