

Rushmore Hill House, Knockholt, Kent







An exceptional family home with **superb leisure facilities** set in park like grounds.

Summary of accommodation

Entrance hall | Reception hall | Drawing room | Dining room | Sitting room | Family room | Billiard room | Study | Kitchen/breakfast room | Wine room | Laundry room | Cloakroom

Principal bedroom suite with sitting room, balcony, dressing room and en suite bathroom | Three further bedrooms with en suite bathrooms | Further generous bedroom | Family bathroom

Indoor leisure complex with swimming pool, sauna, dressing room, plant and store rooms

Approximately 9,160 sq ft

The Old Shooting Lodge: Gym

Gate Cottage: Kitchen | Sitting room | Two double bedrooms | Bathroom | Double garage

Two detached garage blocks | Squash Court – with potential to convert

Approximately 4,497 sq ft (outbuildings)

Approximately 13,657 sq ft (including all outbuildings)

Landscaped gardens and grounds with large ponds, rock pool, secret walled garden and tennis court

In all approximately 5.8 acres

Distances

Knockholt station 2.2 mile (London Bridge from 24 minutes), Chelsfield 2.7 miles, Orpington 4.1 miles (London Bridge from 15 minutes), Sevenoaks 5.8 miles, Tunbridge Wells 24 miles, Central London 30 miles

(All distances and times are approximate)



Knight Frank Sevenoaks
113-117 High Street
Sevenoaks
TN13 1UP
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Matthew Hodder-Williams
01732 744460
matthew.hodder-williams@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Edward Rook
020 7861 5115
edward.rook@knightfrank.com

Charlotte Hall
020 3866 7826
charlotte.hall@knightfrank.com

Situation

Located on the outskirts, and within walking distance of the village of Knockholt, which is a thriving and well served village with a several shops and businesses, village hall, pubs and restaurants. More extensive shopping facilities can be found in the nearby towns of Sevenoaks and Tunbridge Wells.

The area has excellent road and rail links from the M25, A21 and A22 which provide easy access to London, the south coast and Heathrow and Gatwick international airports. Mainline rail services to London Charing Cross operate from Knockholt station (2.3 miles). Direct services also operate from Chelsfield (2.7 miles), Orpington (4.4 miles) and Sevenoaks (5.1 miles) to both London Bridge and London Charing Cross.

Knockholt has its own primary school, St. Katharine's and there are many excellent independent schools nearby including: The New Beacon School, Sevenoaks Preparatory School, The Granville School, Tonbridge School, Sevenoaks School, Walthamstow School, Radnor House, Lingfield Notre Dame School, Woldingham School, St Olave's and Newstead Woods. 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 bridle paths.





The property

Rushmore Hill House is an attractive brick and flint country house believed to date back to the early 19th century with later extensions. The house is believed to have been a coaching inn, replacing a seventeenth century inn known as the 'The Porcupine Inn.'

The house has been refurbished and modernised to a high standard by the current owners, ideal for modern family living. The accommodation extends to over 6,700 sq ft arranged over two floors, the space is well balanced between formal and informal living, and the rooms feature impressive ceiling heights throughout.

The principal reception rooms are accessed off the impressive entrance hall and comprise a dining room, drawing room, sitting room, wood panelled billiard room and the family room. Also on the ground floor is the study.

From the family room a set of steps connects through to the leisure complex which has a large swimming pool with bi fold doors that lead out to the terracing. There are two changing rooms and a sauna along with plant and store rooms. The large Smallbone kitchen/breakfast room is well equipped with a central work island. Situated next to the kitchen are the expansive utility room with fitted storage areas and the wine room.







Approximate Gross Internal Floor Area
 House (Excluding Void) - 623 sq m (6,705 sq ft)
 Leisure Complex - 228 sq m (2,454 sq ft)
 Total - 851 sq m (9,160 sq ft)

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.





The first floor is approached via a sweeping staircase and offers excellent bedroom accommodation, with a sumptuous principal bedroom suite that consists of a large bedroom and sitting room with French doors opening out to a private balcony overlooking the gardens and ponds, a dressing room and an impressive en suite bathroom with large bath and walk in shower. There are three further bedrooms with en suite bathroom and a further bedroom and family bathroom.



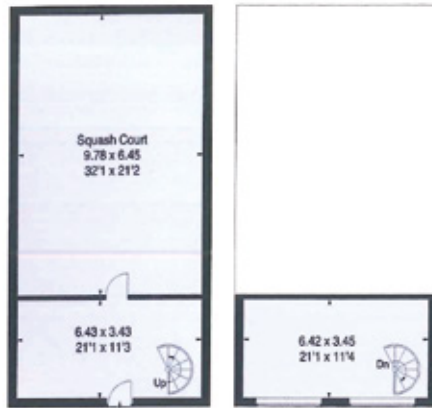
Gate Cottage

Sitting within the grounds of Rushmore Hill House is the detached two bedroom Gate Cottage, complete with a vaulted reception room, kitchen and bathroom. There is also a double garage attached.

Squash court

The former squash court is now in need of repair but with the potential to restore or create yet further ancillary accommodation.

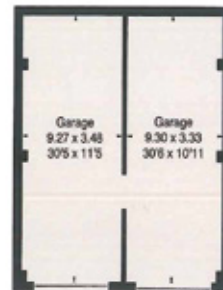
Squash Court



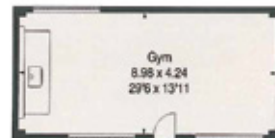
Ground Floor

First Floor

Garages



The Old Shooting Lodge



Gardens and grounds

The gardens and grounds are exquisite and an important feature of Rushmore Hill House, complementing the house extremely well. Rushmore Hill House is approached via a pair of tall, wrought iron gates which open up onto an extensive parking area.

Wrapping around the rear of the house is a paved terrace that connects the garden to the house and provides an excellent setting for al fresco dining. From the terrace, steps lead down to the glorious gardens and grounds with mature specimen trees, a walled garden with climbing plants and box hedging. There is also a tennis court which is concealed behind tall hedging and not visible from the house, plunge pool and ponds.

Sitting within the grounds is the former Shooting Lodge which has been fully renovated and has a wood burning stove, the space is very flexible and would work well as a gym building or additional work or living space.

In all the gardens and grounds extend to approximately 5.8 acres.

Services

Mains electricity and gas.

Property information

Postcode: TN14 7NJ

Tenure: Freehold

Local Authority: Sevenoaks District Council: 01732 22700

Council Tax: Band H

EPC Rating: D

Gate Cottage



Approximate Gross Internal Floor Area

Garages: 131 sq m (1,410 sq ft)

Old Shooting Lodge: 38 sq m (409 sq ft)

Squash Court: 108 sq m (1,162 sq ft)

Gate Cottage (Including Garage): 139 sq m (1,496 sq ft)

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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