

Blackmoor House

Four Elms, Kent



 **Knight
Frank**





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A beautifully presented Edwardian country house of over 10,000 sq. ft. with elegant proportions and stunning gardens and grounds.

Edenbridge 3 miles, Sevenoaks 7 miles, Tunbridge Wells 12 miles, Gatwick Airport 22 miles,

Heathrow Airport 56 miles, Central London 26 miles

(All distances are approximate)

Reception hall | Drawing room | Dining room | Sitting room | Study | Kitchen/Breakfast/Family room
Secondary Kitchen/Utility room | Laundry room

Principal suite with bathroom and 'his' and 'hers' dressing room | Seven further bedrooms
Five further bathrooms | Shower room

Garaging and Outbuildings

Swimming Pool with pool house | Tennis court | Kitchen garden

Yoga studio | Gym with kitchen and shower room, suitable for secondary accommodation

Beautiful gardens and grounds | Paddocks with stabling

In all about 11 acres

Approximately 10,166 sq. ft. (main house)

Approximately 11,882 sq. ft. (including outbuildings)

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Location

Blackmoor House is situated off of Roodlands Lane on the outskirts of the picturesque village of Four Elms, which is located between Edenbridge and Sevenoaks. The village has many local amenities including a public house, butchers, a convenience store, garden centre, coffee shop, tack room, a church and an active cricket club. More extensive shopping facilities and amenities can be found in the nearby towns of Edenbridge, Westerham and Sevenoaks.

The area has exceptional road and rail communication from the M25, A21 and A25, which provide easy access to London and the international airports of Heathrow and Gatwick. Mainline rail services to London Victoria operate from Edenbridge (2 miles) with journey times from 51 minutes, while trains to London Bridge, Cannon Street and Charing Cross operate from Sevenoaks (7 miles) from 23 minutes.

Four Elms has its own small primary school, and there are many outstanding independent schools nearby, including: The New Beacon School, Sevenoaks Preparatory School and The Granville School, Tonbridge School, Sevenoaks School, Walthamstow Hall, Radnor House, Lingfield Notre Dame School, and Woldingham School. There are also many excellent 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.

The area is well served for leisure interests including golf at Hever (2 miles), Westerham, Wildernes and Nizels Golf and Country Club. Sailing and Fishing are available nearby; sailing at Bough Beech Reservoir (2 miles) and sailing and fishing at Chipstead Lakes. There are extensive public footpaths and bridle paths in the surrounding countryside, providing fantastic opportunities for both walking and riding.





Blackmoor House

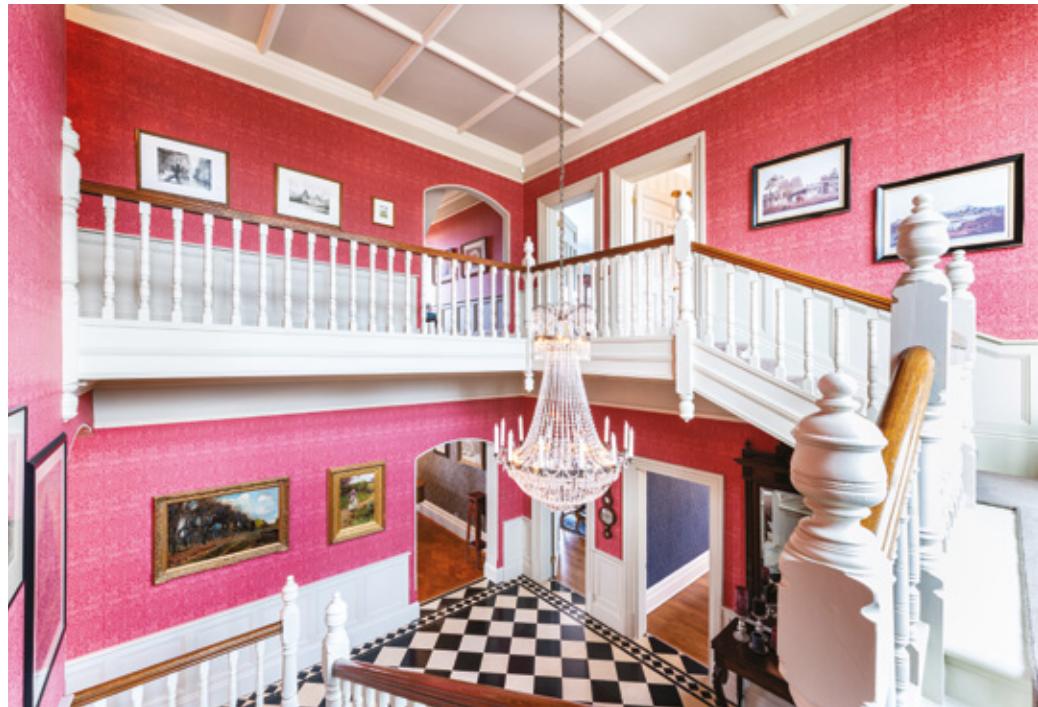
Blackmoor House is an Edwardian style house, built in 1880. It is a well-built house, constructed out of brick under a tile roof. A billiard room was added in 1905 and an annexe followed in the early 1930s. The accommodation now extends to over 10,000 sq. ft. arranged over three floors. The current owners purchased the property in 2007 when it was divided into three separate dwellings. They carried out a substantial refurbishment programme including rewiring and re-plumbing, renovation and repairing of the roof, extensive insulation throughout and replacement of the majority of the windows with hand-made double glazed sash encasement windows. The house is now restored to its former glory with elegantly proportioned rooms with wonderful ceiling heights, providing space and light. The principal reception rooms are arranged around a central vaulted hall with an impressive staircase leading to a galleried landing. There is a great balance between formal and informal accommodation. The formal reception rooms are proportioned to allow entertaining on a grand scale, and their large windows give magnificent views over the gardens.

The kitchen/breakfast/family room provides a delightful central core of the house. It is converted from the former billiard room with vaulted ceiling and triple aspect connecting it with the gardens and grounds to the south and west of the property. The first floor accommodation follows a similar theme of being spacious and light. There is a generous principal suite with bedroom, bathroom and 'his and hers' dressing rooms. On this floor, there are three further bedrooms, all of a consistently good size and serviced by their own bathrooms.

The second floor was previously a self-contained flat with its own independent access. Currently, it is arranged with four bedrooms and three bathrooms and is extremely versatile in how it can be used.









Approximate Gross Internal Floor Area

House: 944.5 sq.m (10,166 sq.ft.)

Garage: 42.2 sq.m (454 sq.ft.)

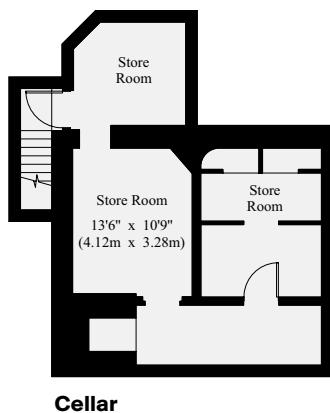
Mower Store: 18.5 sq.m (199 sq.ft.)

Pool House: 29.1 sq.m (313 sq.ft.)

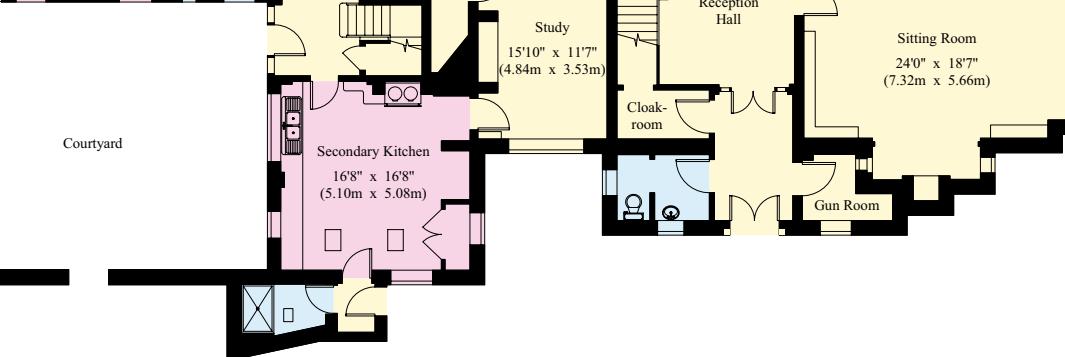
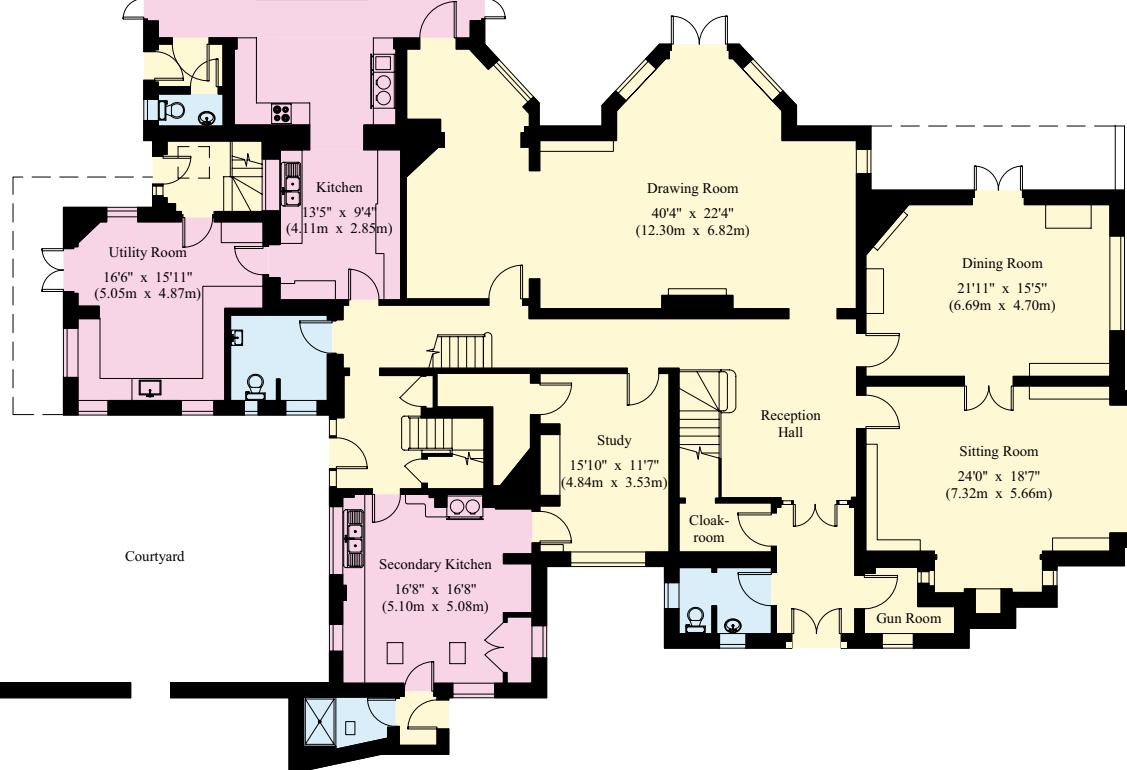
Pump Room: 6.4 sq.m (68 sq.ft.)

Studio and Gym: 63.4 sq.m (682 sq.ft.)

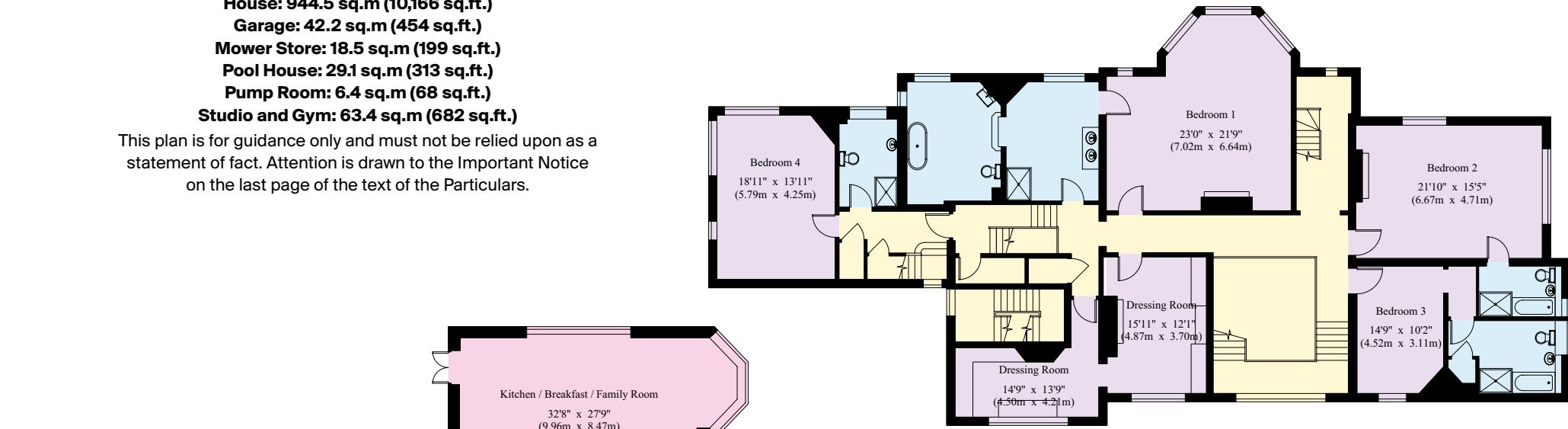
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

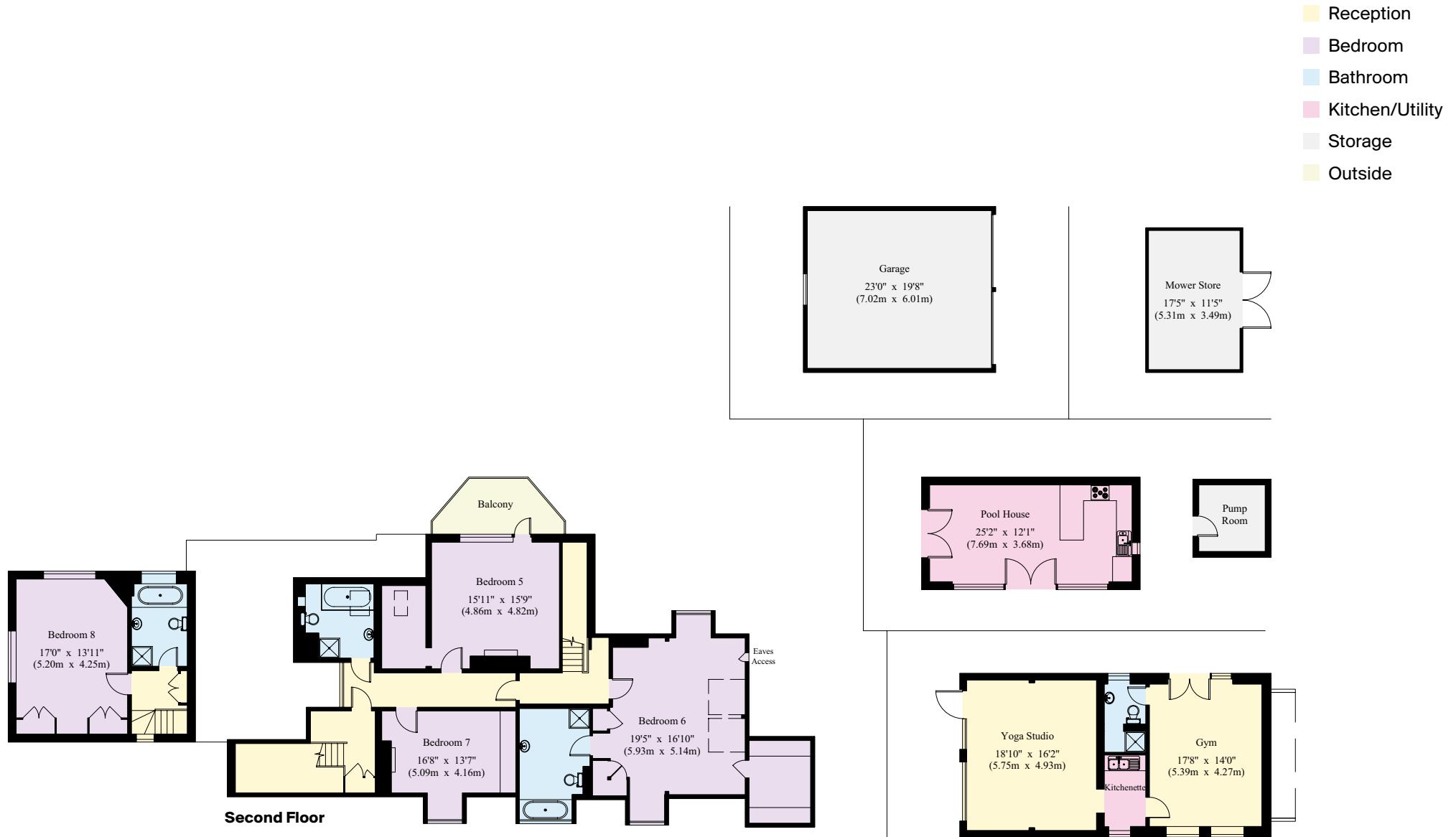


Ground Floor



First Floor





Gardens and grounds

The gardens and grounds complement the house extremely well and provide the most beautiful setting. Electric wooden gates open to a gravelled drive bordered by low level walls leading to a large parking area to the front of the house. To one side is a two-room studio, currently used for yoga and gym, with a shower room and kitchenette. The two studios could easily be adapted to provide separate living accommodation. To the other side, there is a small courtyard with access to the kitchen and utility rooms. Beyond the courtyard, there is a substantial south facing terrace adjacent to the main kitchen. On the back of the house, there is a larger terrace, which runs around the western and north elevations of the house, providing a lovely raised vantage point for views over the gardens and the magnificent oak trees beyond. Steps lead down to the heated swimming pool and the substantial pool house that overlooks it. This area has been designed with entertainment in mind; the pool house has a fully equipped kitchen and living area, and it opens up on the side to an alfresco dining area and an outdoor kitchen.







The gardens have been carefully designed to be in proportion to the house; it has wide gravel paths and large pergolas, a geometrical box knot garden, wonderful generous herbaceous borders and extensive lawns. There are two interconnecting ponds with a small oak folly and decking in one corner of the garden. A wide path leads from the house through a pergola and down towards the hard tennis court. Beyond the tennis court there is a large kitchen garden with raised beds and summer house. Moving further south, we find a Victorian style greenhouse and further outbuildings for garden tools and machinery.

Beyond the formal gardens are a series of fenced paddocks incorporating a ménage and field shelter, which has its own independent access. This area is currently rented on a tenancy, which is terminable on two months' notice. In all the gardens and grounds extend to approximately 11 acres.

Services

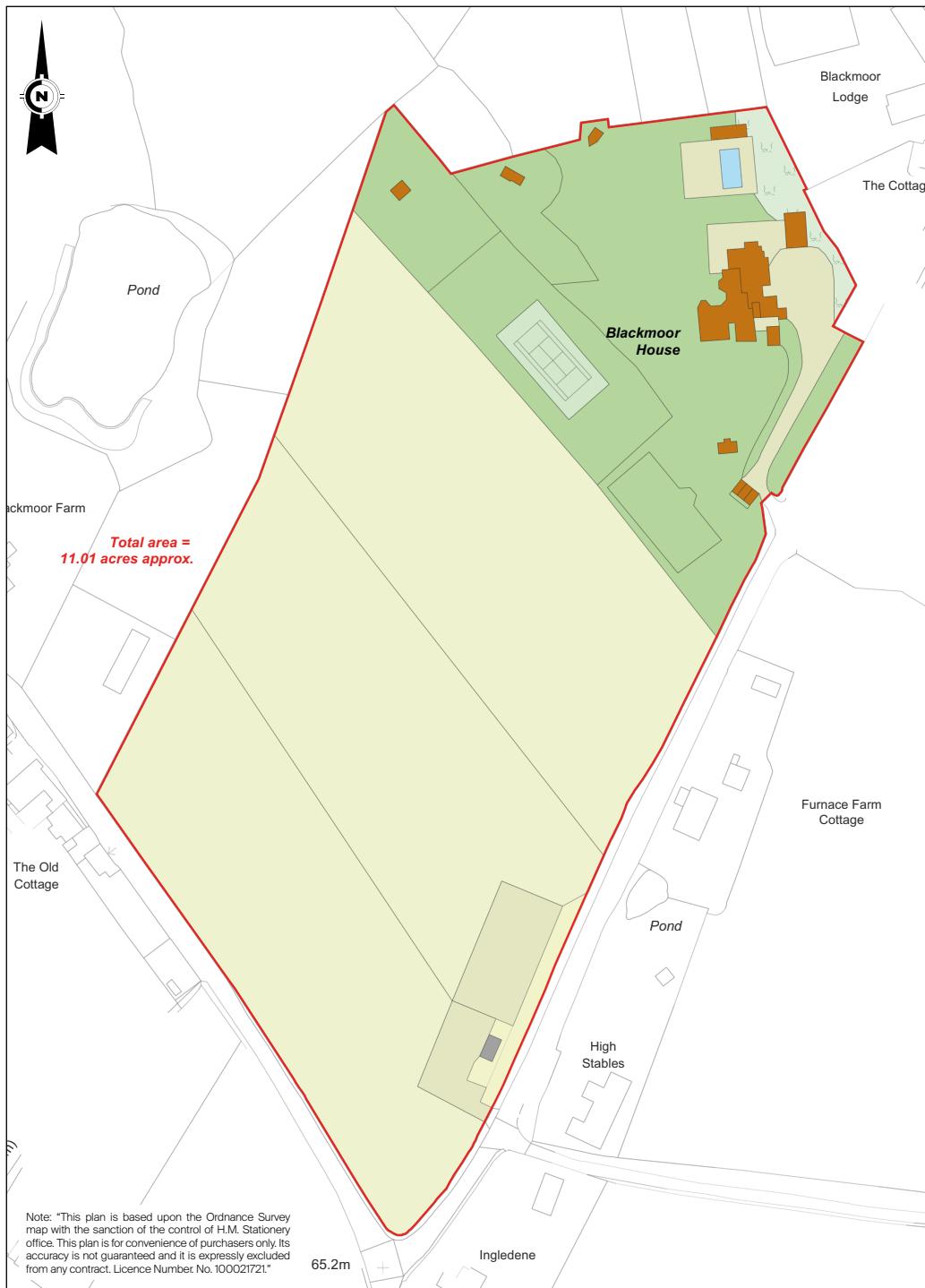
The property is serviced by mains water, electricity (three phase). Drainage is to a private shared facility. The main house is heated via a ground source heating system. This heats the hot water, radiators and underfloor heating. There is underfloor heating in the kitchen, laundry room, reception hall and principal bathroom. There is an oil-fired 4-door AGA in the kitchen, and an older 2-door AGA in the secondary kitchen. The two studio rooms are heated by an oil-fired boiler. The pool is heated by an air source heat pump, which is backed up by a further oil-fired boiler which also heats the water and heating in the pool house. There is a fast electric car charger. Broadband (currently 19mb/download) and cat-5 cabling throughout the house.

EPC rating

D

Local authority

Sevenoaks District Council



Directions (TN8 6PG)

From the M25 (J15) continue south on the A21 and join the A25. Continue along the A25 and turn right onto the B2042 continue for approximately 4.5m miles and then turn left into Roodlands Lane. Continue along the lane for approximately 0.25 miles and the wide entrance gates to Blackmoor House will be seen on the right hand side.

Alternatively, from the centre of Four Elms village at the crossroads, head toward Tonbridge on the B2027 passing St. Paul's Church on your left hand side and continue for approximately 0.25 miles and the turn left into Roodlands Lane. Blackmoor House will be seen on the left hand side after approximately 200 yards.



Connecting people & property, perfectly.

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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