



IMPOSING & SPACIOUS FAMILY HOUSE SET WITHIN ESTABLISHED GARDENS & GROUNDS

MEADOW COURT, SEAL DRIVE
SEAL, TN15 0AH

Guide Price £2,950,000

savills

SITUATED WITHIN THE EXCLUSIVE WILDERNESSE ESTATE

Impressive and spacious family home

- popular Wildernessee Estate location
- Sevenoaks station 2.1 miles
- versatile accommodation
- 5 beds, 4 receptions, cinema room
- established garden and grounds
- swimming pool • about 1.8 acres

• EPC Rating = D

• Council Tax = H

Situation

- Meadow Court is located on The Wildernessee Estate and within 0.2 of a mile from Seal village with local shopping facilities and about 2 miles of Sevenoaks town centre.
- Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater in Dartford.
- Mainline Rail Services: Sevenoaks to Cannon Street/Charing Cross. Otford to Victoria.
- Primary Schools: Seal St Lawrence C of E primary school. Others in Sevenoaks and Seal.
- Grammar Schools: Sevenoaks, Tonbridge & Tunbridge Wells.
- 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 in Sundridge.
- Motorway Links: Junction 5 of the M25 at Chevening provides access to the M25, Gatwick and Heathrow Airports. Alternatively Junction 4 of the M20 and junction 2A of the M26 at Wrotham Heath give access to the M25, Gatwick and Heathrow Airports, the Channel Tunnel Terminus at both Ashford International and Ebbsfleet International Stations with high speed rail services into central London and Europe.

Description

Meadow Court is an imposing and spacious family home set within delightful established gardens on the sought after Wildernessee Estate. Internally, the generously proportioned accommodation is arranged over three floors including a substantial basement area with cinema room. All of the principal reception rooms have a delightful outlook over the gardens and grounds which provide a high degree of privacy and amount to about 1.8 acres.

Points of note include:

- Engineered oak flooring with under floor heating, mood lighting, triple glazed multi-paned windows, decorative coving, some ceiling roses, painted panelled and multi-paned doors, a central vacuum system, environmentally friendly air source pump central heating.



- The principal reception rooms provide both formal and informal living areas and comprise a generous triple aspect drawing room, featuring a bay window and limestone fireplace. French doors give access to the terrace. The dining room has an outlook to the rear, and the family rooms has direct access to the side terrace. Both these rooms have pocket doors to the drawing room.
- The kitchen/breakfast room is triple aspect and fitted with a comprehensive range of wall and base units with marble work surfaces over and inset 2 bowl sink, all complemented by a dresser-style unit and free standing central island. Miele appliances include double oven and warming drawer, hob with extractor fan over, integral dishwasher and a large Sub Zero fridge freezer. There is also a good size larder cupboard / pantry providing additional storage.
- The ground floor is completed by a study and a stylish cloakroom.
- Arranged over the substantial basement level is a cinema, play room, games room, well appointed utility room, contemporary style bathroom with sauna and Jacuzzi and two store rooms, one of which house the pool equipment. There is a possibility to convert one of the store rooms into a gym leading directly to the outdoor swimming pool.
- A staircase with a magnificent modern Swarovski crystal cascade chandelier rises to the galleried landing which provides a useful study area / library and has an outlook to the front.
- The master suite comprises a bedroom with fitted wardrobes and double doors to a generous balcony. The dressing room has hanging rails and drawers and there is a well appointed en suite shower room.
- There are four further bedrooms, one with fitted wardrobe cupboards, a family bathroom with free-standing roll top bath, W.C. and hand wash basin, and a Jack and Jill bathroom.
- The property is approached via electrically operated wooden gates to a brick herringbone drive which provides a parking and turning area, and leads to a detached double garage with electric up-and-over doors, light and power connected.
- The delightful secluded gardens are principally laid to lawn interspersed with a variety of mature shrubs and trees. A paved path leads around the house to the rear where an extensive terrace is located comprising different levels and part enclosed by stone balustrade. These terraces provide excellent area for al fresco entertaining with morning and afternoon sun and lead to the pool area with paved surround and heated swimming pool. To the far boundary is a suitable area for ball games which includes former grass tennis court.
- The gardens extend to 1.8 acres and provide a high degree of privacy.

Services All mains services connected

Local Authority Sevenoaks District Council Band H - £3342.44

Directions

On leaving Sevenoaks in a north easterly direction join the A25. Continue toward Seal village turning right onto Seal Drive. Meadow Court is the second property on the right hand side.

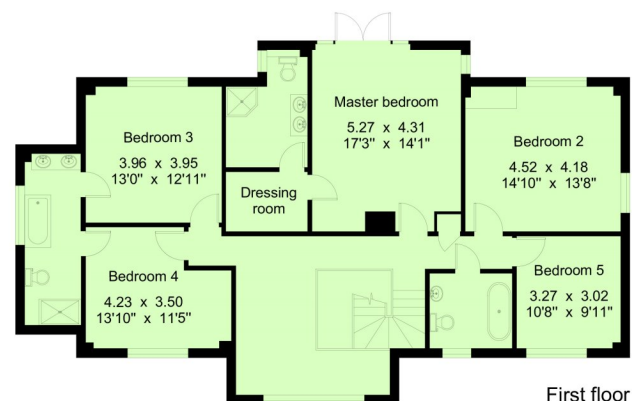
Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 5214 sq ft, 484.4 m²



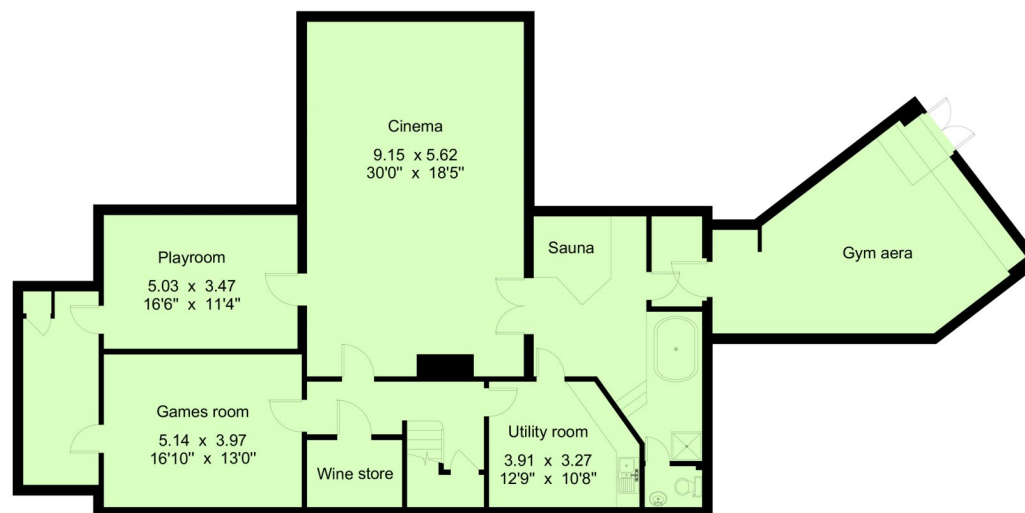
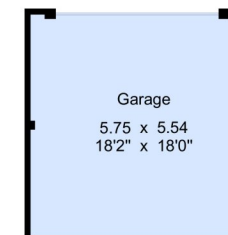
Meadow Court, Seal

Gross internal area (approx.)

House - 484.4 sq m (5214 sq ft)

Garage - 31.8 sq m (342 sq ft)

For identification only - Not to scale
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Sevenoaks
Richard Smith
rsmith@savills.com
+44 (0) 1732 789 700

savills.co.uk

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The photographs in this brochure were taken in June 2015

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(65+) A		
(51-64) B		
(35-50) C		
(15-34) D		
(9-14) E		
(3-8) F		
(1-2) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		