



Elegant country house set in attractive grounds in a secluded rural position on the North Downs with views over the surrounding countryside

Platt House, Wrotham Hill Road, Wrotham, Sevenoaks, Kent, TN15 7PT

£2,225,000 Freehold

savills

- Elegant presentation
- Borough Green Station approx. 3.1 miles
- Over 5400 sq ft
- Views towards the North Downs
- Bespoke wine cellar
- Excellent Pool complex
- About 3.7 acres of gardens & grounds
- Garage with studio over
- Outbuildings

Local Information

- Platt House is situated in an attractive rural position within 2 miles of the pretty village of Wrotham with its many period houses, inns and shops, and enjoys views over surrounding countryside.
 - Comprehensive Shopping: Wrotham (1.9 miles), Borough Green (3.1 miles), Sevenoaks (10 miles), Bluewater near Dartford.
 - Mainline Rail Services: Borough Green to Victoria, Sevenoaks to Cannon Street/Charing Cross. Meopham to Victoria. Ebbsfleet International to St Pancras.
 - Primary Schools: Wrotham, Borough Green and Stansted. Grammar Schools: Grammar schools in Tonbridge, Tunbridge Wells, Maidstone, Dartford and Gravesend.
 - Private Schools: Sevenoaks, Walthamstow Hall, The Granville, Solefields and New Beacon Prep Schools. Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools.
- All distances are approximate.

About this property

Platt House is an elegant detached family property which the current owners believe to date from the late 1800's with later additions. The house is presented to a high standard whilst retaining many attractive features. The accommodation is well proportioned with the principal reception rooms providing excellent formal entertaining areas. The property also benefits from an excellent indoor pool complex and studio over the garaging.

- Bespoke kitchen and bedroom furniture by The Bespoke Kitchen and Interiors Ltd of Goudhurst. Contemporary Villeroy & Boch white bathroom suites. Painted panelled internal doors with chrome fittings to the majority of rooms, attractive fireplaces, brushed chrome switch plates, cornicing, picture rails, multi room audio/visual system with recessed speakers. Amtico flooring, under-floor heating to all bathrooms and tiled areas in pool complex.





- The entrance vestibule leads to the well proportioned reception hall with elegant staircase having mahogany turned handrail rising to the first floor.

- The drawing room has oak wall panelling and exposed ceiling timbers. French doors give access to the side terrace. Both the sitting and dining rooms feature attractive fireplaces and double height Georgian style timber framed windows with sliding painted shutters believed to be original.

- The spacious bespoke kitchen/breakfast room is fitted with a range of handmade "cats paw" oak fitted furniture. Emerald pearl granite work surfaces and upstands incorporating a double bowl butler sink. A central island and breakfast bar with sink and waste disposal, deep pan drawers, an integral Miele microwave and a wine fridge. Appliances include an oil fired Aga, calor gas hob and integral Miele appliances. Of particular note is a built-in larder style cupboard with integrated granite cool shelf. The breakfast room has French doors onto the rear paved terrace.

- A double aspect study, cloakroom, utility room, boot room and side lobby complete the ground floor.

- The cellar has been fitted with an impressive range of bespoke hand crafted oak wine racks and storage cupboards, accommodating 1000 bottles. The room is air-conditioned and temperature controlled.

- The principal suite enjoys garden views and benefits from a well appointed dressing room with a range of hand made cherry wood fitted wardrobe and a luxuriously appointed en suite bathroom with freestanding bath and cherry wood fitted furniture.

- Four further bedrooms and a family bathroom complete the first floor accommodation. Two of the bedrooms have en suite shower rooms and three feature attractive Victorian-style fireplaces.

- The indoor swimming pool complex occupies the easterly wing and is a truly superb feature of the property. Comprising a 8.5m x 4.2m heated swimming pool and relaxation area, with Italian glass blue mosaics and Italian ceramic tiled surround, a fully tiled changing/shower room and a plant room. French doors open onto the rear paved terrace. All tiled areas have under-floor heating. Adjacent to the pool is a substantial games room with Amtico flooring and vaulted ceiling with exposed timbers.

- Platt House is approached via electrically operated double wrought iron gates onto a bonded resin driveway with granite set surround. The drive continues to a parking and turning area to the front of the property and to the detached garage block. There is a second entrance with timber gates to the south east of the property providing secondary access.





- Detached double garage features two pairs of double timber doors and a well proportioned triple aspect room over, access via an external staircase. Power and light connected.

- The gardens are fully enclosed by a mixture of post and rail fencing and hedging. To the front a lawned area is interspersed with specimen trees and block paved pathways lead to the front entrance and to the side providing hard standing for cars. Clipped box hedging bounds two well stocked beds to either side of the front path with a further raised area for lawn to the side.

- To the rear is a formal lawn with deep herbaceous beds and an attractive circular paved feature. A substantial paved terrace bounding the side of the house and pool complex provides an excellent outside entertaining area. Steps lead down to a further area of lawn with a rose covered trellis and arbours and has access to the secluded hard tennis court which is fully fenced. To the side is a further fence enclosed lawn leading to the vegetable garden with a substantial timber garden shed. There is a further oak framed outbuilding providing additional storage, and both have power and light connected.
- The remainder of land comprises paddocks.

Directions

From Sevenoaks proceed East on the A25 and on reaching Borough Green take the left hand fork into Western Road, and at the end of Western Road take the next left again towards Wrotham. At the Wrotham/M20 roundabout take the second exit signposted Gravesend and at the next roundabout follow the A227 onto the Gravesend Road. Take the first left, a small left hand fork called Fairseat Lane (opposite a house entrance called 'The Ridge') and after a short while, turn left into Wrotham Hill Road. Platt House will be seen immediately on the right hand side. The main entrance gates are a little further down on the right.

Tenure

Freehold

Local Authority

Tonbridge and Malling Borough Council

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.



Platt House, Wrotham

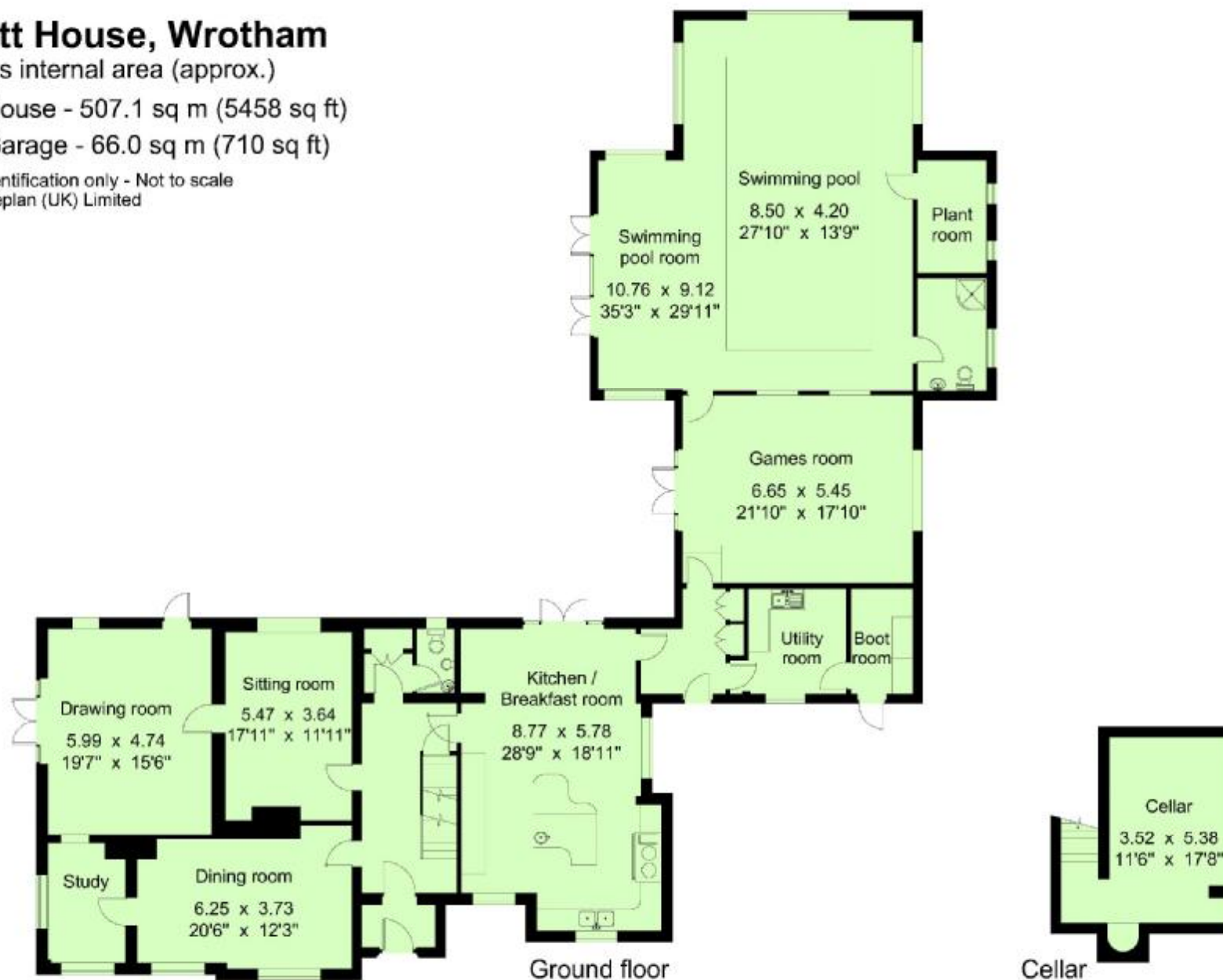
Gross internal area (approx.)

House - 507.1 sq m (5458 sq ft)

Garage - 66.0 sq m (710 sq ft)

For identification only - Not to scale

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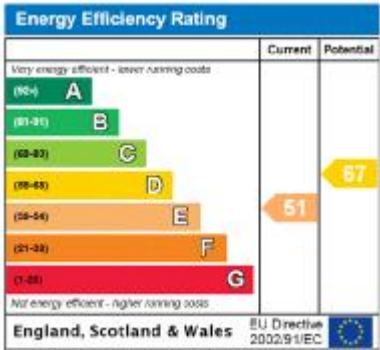
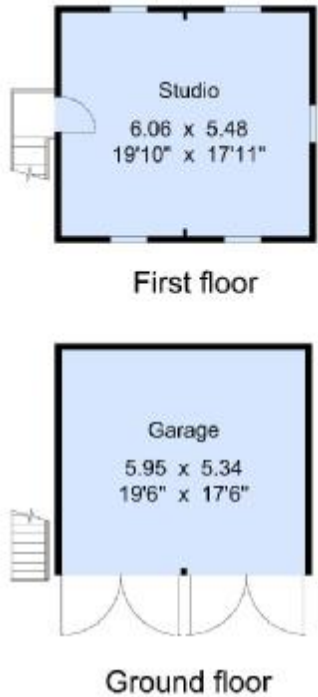
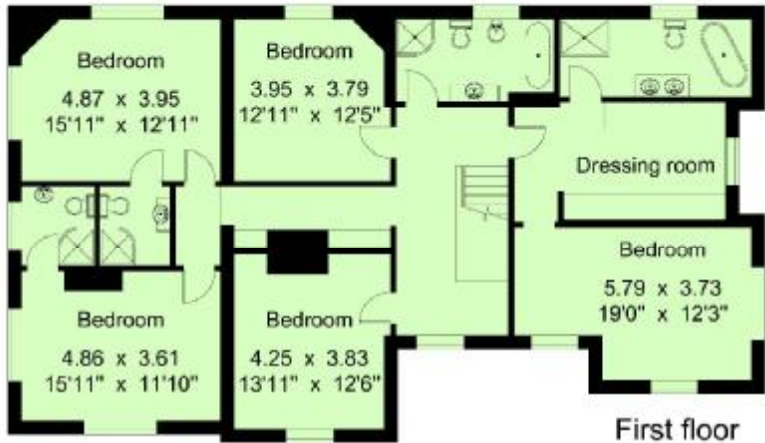


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Gross Internal Area 5458 sq ft, 507.1 m²

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