



THE YALDHAM MANOR ESTATE

KEMSING | SEVENOAKS | KENT





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Central London 30 miles, Borough Green station 2 miles, M20/M26 3 miles
Ebbsfleet station 14 miles, Sevenoaks 7 miles

Reception Hall | Medieval Great Hall | Four further reception rooms | Garden room
Kitchen/breakfast room | Utility room | Games room | Two cloakrooms | Cellar

Six principal bedrooms | Four second floor bedrooms and box room | Five en-suite bathrooms
Two family bathrooms

Garaging and storage facilities | New hard tennis court
Formal gardens (8 acres) and paddocks

About 30 acres in total

Additional land up to approximately 97 acres available by separate negotiation

Fully refurbished and beautifully appointed 4 bed Oast House, 2 bed Granary, replacement dwelling opportunity
and additional land available as separate lots

AN EXCEPTIONAL RESIDENTIAL ESTATE,
CENTRED ON AN HISTORIC MANOR HOUSE OF ABOUT
12,000 SQ FT WITH A GREAT MEDIEVAL HALL

SITUATION

Yaldham Manor is set in an Area of Outstanding Natural Beauty at the foot of the North Downs, close to Pilgrims Way.

The property lies midway between the villages of Ightham, Kemsing and Wrotham, which provide local amenities including village shops, well regarded Primary Schools and a choice of public houses. Borough Green which is 2 miles away has a more extensive range of facilities including a railway station with regular services to London Victoria.

The highly regarded town of Sevenoaks is about 7 miles away and provides an excellent range of educational, recreational and shopping facilities together with a main line station serving Cannon Street/Charing Cross in approximately 30/35 minutes.

Local schools include Solfields, New Beacon, Sevenoaks Prep, Hilden Grange, and Hilden Oaks, Sevenoaks, Tonbridge, Walthamstow Hall, The Judd Grammar (Boys) and Tonbridge Girls Grammar School.

Ebbsfleet International is about 14 miles to the North, with connections via High Speed One to London St Pancras in 17 minutes, as well as services to the continent. London's airports can be reached via the Motorway network and the M20 and M26 can both be reached within about 3 miles.

For more information on trains and schools please visit www.nationalrail.co.uk and www.kent.gov.uk/education

HISTORICAL NOTE

Yaldham Manor has a remarkably interesting history and archeological evidence suggests that the house has just past its 600th Anniversary.

Yaldham is an ancient site meaning in Saxon 'The old dwelling place'. It lies near the junction of the 6000 year old North Downs Way, now known as the Pilgrims Way and a prehistoric route from the crossing of the River Medway at Tonbridge. It is believed that this route passes the National Trust's Ightham Mote and over Oldbury Hill. A restored circle of ancient standing stones on the front lawn evokes a spirit from the distant past.







Extensive additions were made around 1880 by Reverend Edmond Evelyn and of these only the East wing and the seventeen huge brick chimneys, each with their own pattern, remain. The clay ridge tiles that visually link the chimneys have recently been restored on the roof.

In 1890 Yaldham was sold to Major General Goldsworthy who was MP for Hammersmith. In 1922 it passed to Herbert Corrie, Chairman of a shipping line and then to the Lade family in 1951 who sold the property to Artesian Property Partnership a few years ago. Artesian undertook a major programme of renovation and have recently finished refurbishing the Manor House and the adjoining properties to the exacting standards seen today.

The site is first listed as a Manor in the parish of Wrotham as early as Domesday (1086) and was in the ownership of the Peckham family from around 1200 until 1713.

It is widely documented during the period that Reynold Peckham, the Elder of Yaldham, was a courtier of King Henry VIII, his neighbour Sir Thomas Boleyn or Bollen's daughter Anne may have danced with Henry beneath the large window in the great hall.

The Heraldic crests of the Peckham Family remain in the Great Hall as is the signature said to be Anne Boleyn's on one of the old diamond shaped window panes.

The Royal Commission for Historical Monuments suggested in 1994 that the Great Hall built with local stone dates from about 1380 but more recent investigation dates the existing roof timbers to 1412. The formerly timber-framed West Wing may well have served as a medieval detached kitchen. In the 1650s the fine brick frontage was erected to the north of the hall and this still greets visitors today.





YALDHAM TODAY

The Yaldham Manor Estate is centred on the Manor House which is Listed Grade II, and set around the Mediaeval Great Hall. This is one of the few stone built halls in Kent remaining in anything close to its original form and it provides a splendid centrepiece at the heart of the principal house.

The Manor House has been comprehensively restored combining 21st Century living whilst retaining and enhancing the beautiful original features that are found throughout. Its accommodation is principally arranged over two floors. As well as the central Great Hall, which would make a magnificent Drawing Room or Dining Room. There are four large reception rooms, and a superbly appointed Kitchen/Breakfast Room, which adjoins the Garden Room. Most of the rooms enjoy fine views over the carefully landscaped gardens which are described below.



The first floor houses the principal bedrooms including the East Wing with master bedroom and bathroom en suite.

There are five more first floor bedrooms with ten in all. The upper floor of the West Wing has potential to be arranged to provide a staff flat if so desired.

The careful refurbishment has sensitively introduced:

- Fully refurbished bathrooms with Lefroy Brooks sanitary ware and Minoli Italian flooring. All are white with chrome fittings.
- Polyfloor flooring to all bathrooms, rear lobby areas, the utility and the games room.
- Extensive engineered oak flooring to ground floor main rooms and hallways.

- A magnificent new kitchen with granite work surfaces and integrated Miele appliances including three ovens, dishwasher, fridge, freezer and wine cooler.
- Fully refurbished utility room with integrated washing machine and tumble dryer.
- Newly installed heating system with 3 x Worcester Oil fired boilers and ‘Stelrad’ & ‘Ancona’ (Great Hall) radiators. Two large hot water storage cylinders.
- Mixture of modern and traditional radiators.
- Newly installed smoke and heat detection alarm system.
- Newly installed intruder alarm system.
- Video entry phone system with 3 access points and connected to the entrance gates.
- Deep pile carpets to all bedrooms, landings and stairs.
- Farrow & Ball paint finishes.
- Several refurbished fireplaces – some with new slate hearths.
- Extensive additional insulation throughout the building.



As well as the Manor House, the Artesian Property Partnership, who are well known for their sensitive refurbishment works, have recreated the estate, establishing a series of properties of the highest quality. Found close to the Manor House, and available by separate negotiation are The Oast House (Lot 4), and The Granary (Lot 5) – both having been restored to the same high standard as the Manor House.

Also available separately is Trift Cottage (Lot 2). Consent exists to replace the existing building with a new 3400 sq ft 5 bed/ 4 bath new build house. The purchaser of The Manor House may wish to acquire this to provide staff or further family accommodation.

These are shown as Lots on the plan attached.

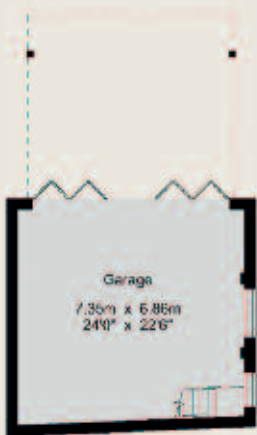




House - Gross Internal Area : 1104.5 sq.m (11,888 sq.ft.)

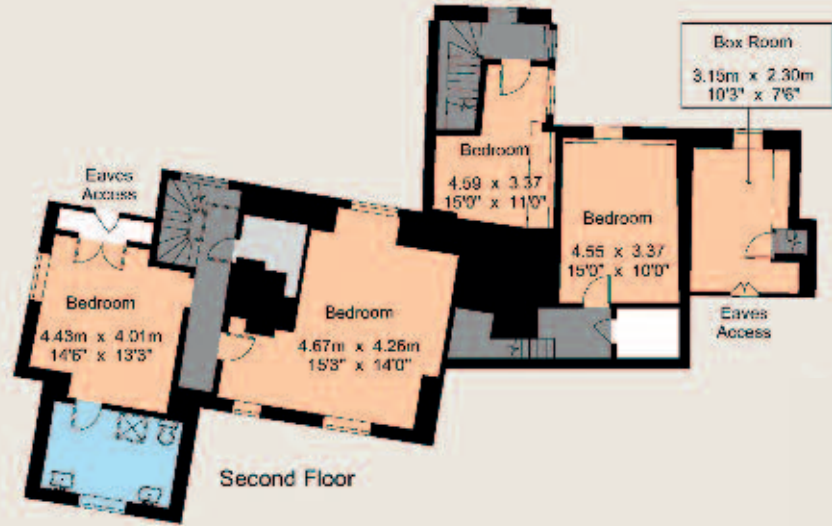


Garage - Gross Internal Area : 93.2 sq.m (1003 sq.ft.)





First Floor



Second Floor



OUTSIDE

Yaldham Manor has a splendid approach from the quiet country lane via a double avenue of lime trees, which is accessed via electronically operated iron gates.

The gravelled driveway circumnavigates a large lawn at the front of the house with standing stones and magnificent specimen trees including ilex, cedar, ash, oak and a mulberry. There is ample parking beside the house, and the drive continues to a generous double garage and carport.

FORMAL GARDENS

The extensive and well laid out gardens that surround Yaldham Manor are noted as being of historic interest and provide a handsome setting for the Manor. They contain some 300m of ornamental yew hedges with stunning topiary, the centrepiece of which is the crown.

The stone circle at the front of the house is formed by a series of seven re-erected stones, all of which were found on site. Archaeologists suggest that such monuments are not found in eastern England, with the exception of the Medway Valley where they are well documented, and this group provide an unusual feature in the centre of the front lawn.

To the east of the house is an enchanting formal rose garden, enclosed by ragstone walls and yew hedging and surrounded by a gravel path. Behind the house are extensive areas of beautiful sweeping lawns with a centre piece circular ornamental pond and fountain featuring three herons and to the east long parallel yew hedges display magnificent topiary, which hides the newly refurbished hard tennis court.

There are further specimen trees on the lawns including golden catalpa and copper beech. A ha ha encloses the garden and the parkland beyond is planted with mature cedar trees.

The formal gardens extend to about 8 acres and are surrounded by the paddocks







PADDOCKS

These comprise three level post and rail enclosures of about 22.4 acres.

Lot One: Extends to total area of about 30 acres.

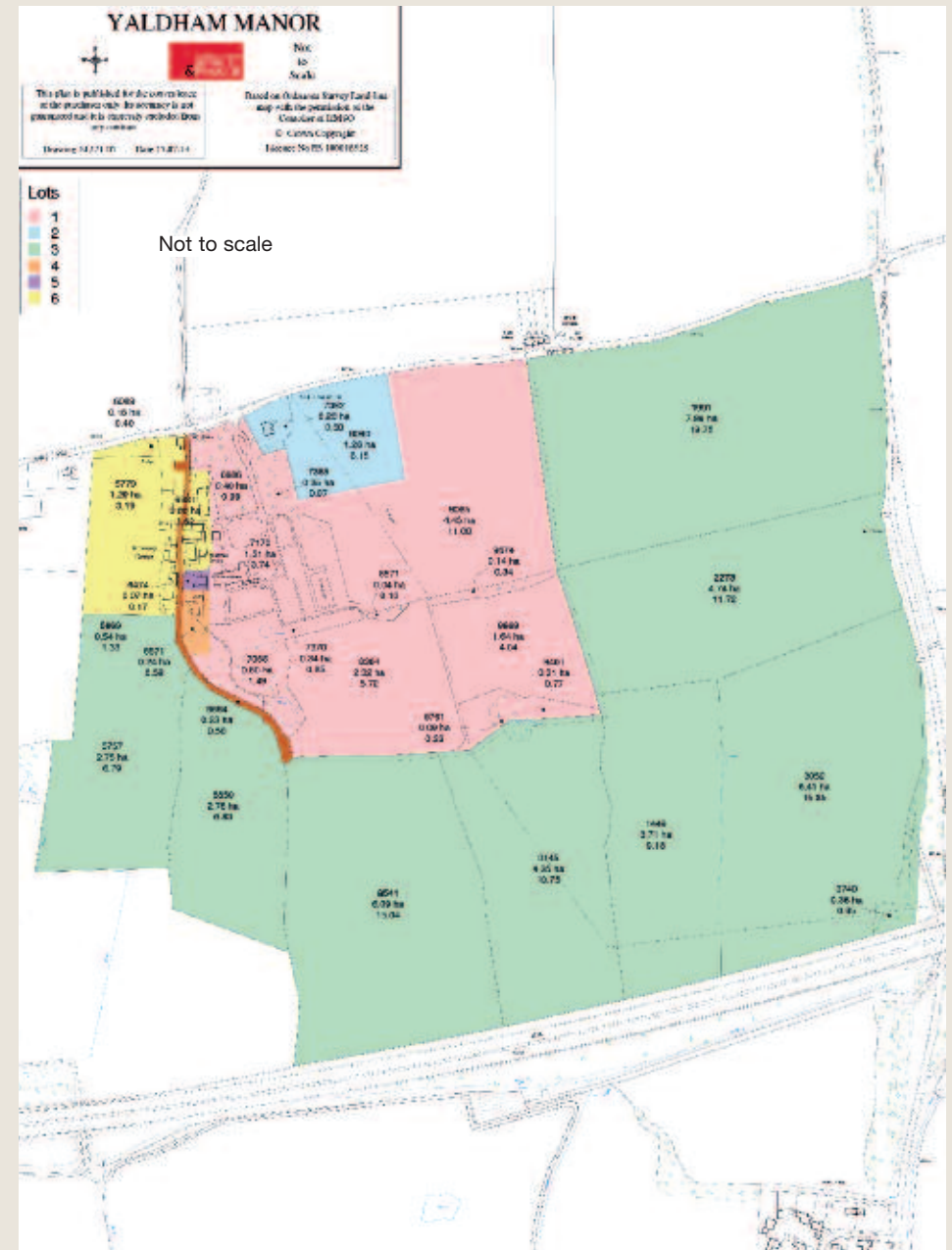
Lot Two: Trift Cottage. Presently the cottage of 1500 sq ft; planning permission has been granted for a replacement dwelling with 5 bedrooms/4 bathrooms of 3400sq ft in grounds of 3.4 acres.

Lot Three: Farmland extending to 96.86 acres.

Lot Four: The Oast House. Beautifully refurbished oast house of 3400 sq ft with large reception room and terrace, four bedrooms and three bathrooms. Walled garden.

Lot Five: The Granary. Superbly refurbished period property with brick and ragstone elevations under a tiled roof providing two reception rooms, study, kitchen, two bedrooms and two bathrooms in just over 1500 sq ft with a small garden.

Lot Six: A sensitively designed scheme of 9 new dwellings. These have been sold subject to contract.





GENERAL

Services: Mains electricity and water. Private drainage. Oil fired central heating.

Fixtures and Fittings

All fittings seen including carpets and light fittings will remain.

Local Authority

Tonbridge and Malling Borough Council 01732 844522

Council Tax

To be re assessed.

Rights of Way

There is a footpath crossing the land to the east of Yaldham Manor, for further details please contact the agents. Permission is being sought to move this further to the east.

Listing

Yaldham Manor: Grade II listed.

DIRECTIONS

From the east take the M26 and proceed towards Sevenoaks exit at Junction 2/2a. From the west take the M26 and proceed towards Dover exit at Junction 2/2a. If travelling from the north take the M20 exit at Junction 3. From each exit junction follow signs to Wrotham. Enter the village of Wrotham, passing the Bull Hotel on the right and continue along the High Street. Pass around a sharp left hand corner and take the first right hand turn towards Kemsing. After about 1 mile pass over a crossroads and the drive to Yaldham Manor will be found on your left after a further half mile.

VIEWING

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker London 020 7629 8171, Strutt & Parker Sevenoaks 01732 459900, Savills London 020 7016 3780 or Savills Sevenoaks 01732 789700.



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