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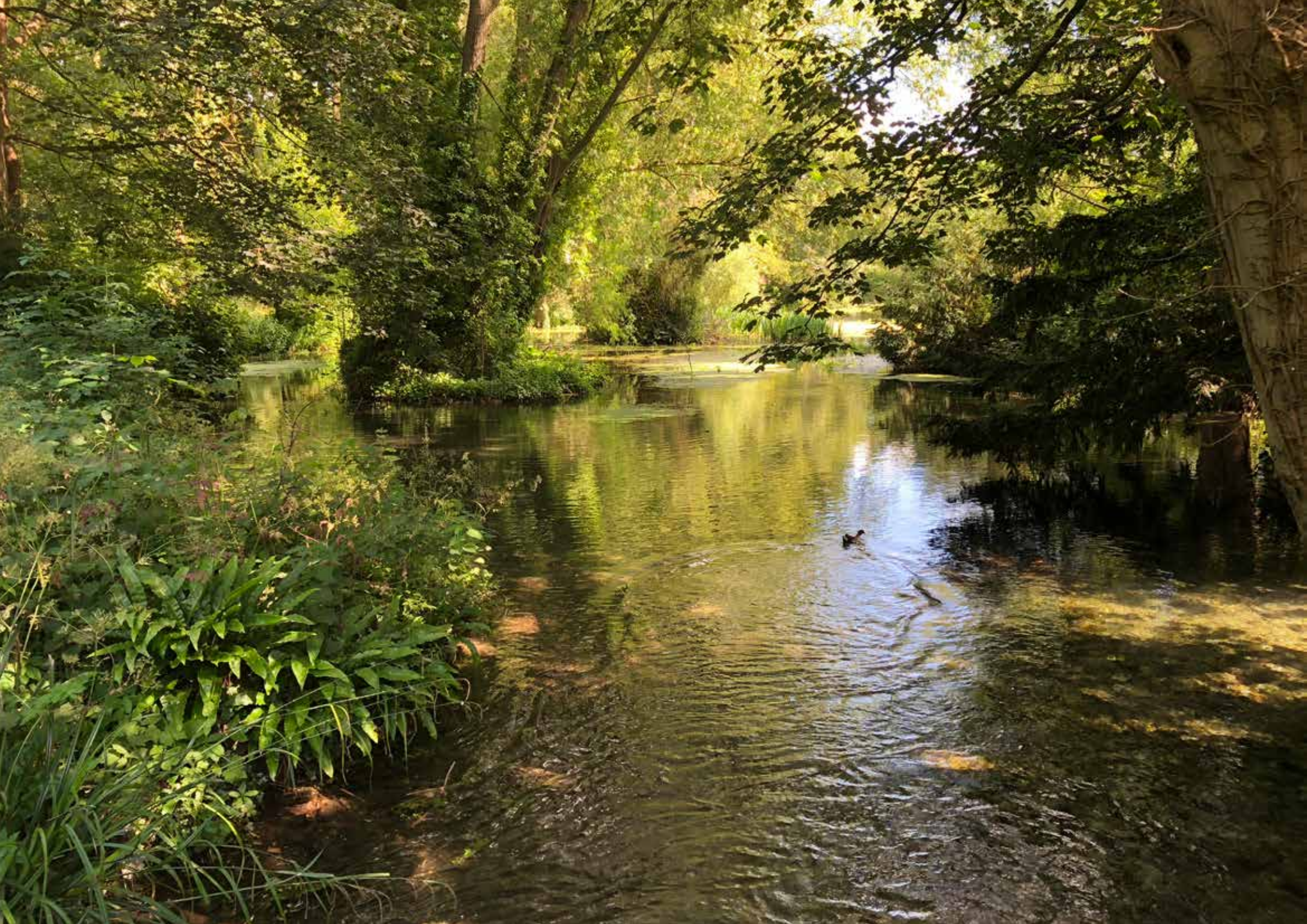


Kearsney Manor

Temple Ewell, Kent, CT16 3EQ

Freehold For Sale

Formal Tender





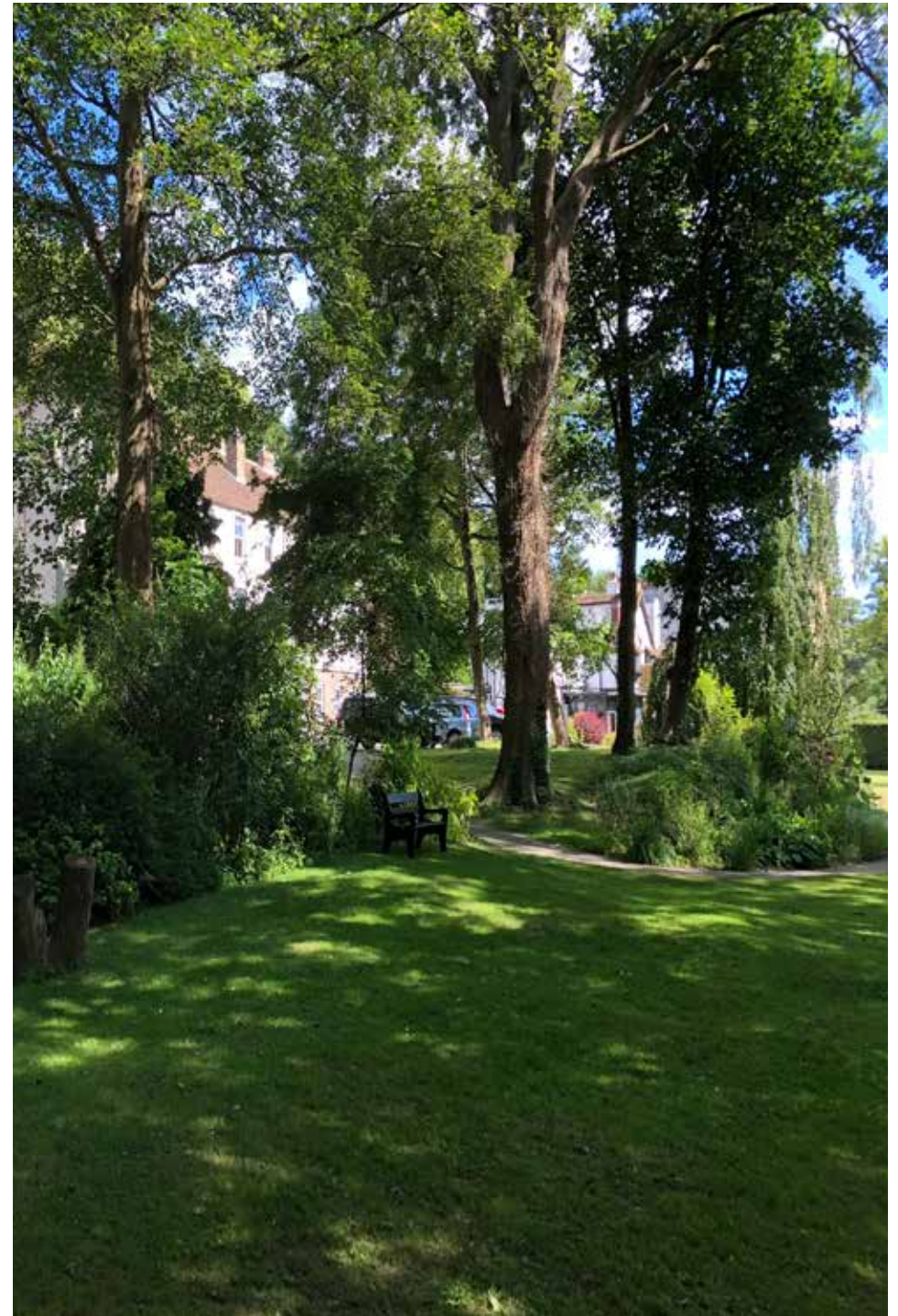
the voice of experience

Kearsney Manor

Set with its own parkland, with views over its magnificent lake,
Kearsney Manor provides a tranquil setting both for its wildlife and human inhabitants.

The river Dour runs through the lake - which was created in 1811 for Kearsney Corn Mill - and survives as a reminder of that early Industrial Age. Since 1981 the site has been owned by the Sisters of Christian Retreat, an order of nuns who have kept and nurtured the buildings and grounds as a retreat centre

and latterly as a care home, occupying the manor house as their convent. Subject to a full planning application, the stunning 7-acre site could be suitable for a hotel complex, a care home, an assisted living community, a retirement community or a site for residential accommodation.



Nursing Home

This building is understood to date from the mid-20th century, but it was been extended in the 1980s and comprises:

Top floor: 15 bedrooms, small kitchen, sluice, WC, lounge, bathroom, office

Extension: WC, 8 bedrooms

First floor: 14 bedrooms, lounge, kitchen, bathroom, 2 offices, and sluice

Extension: 8 bedrooms, two WC's

Ground floor: Entrance hall, 2 stores, 4 offices, chapel, WC, staff room

Extension: 2 bedroom flat, main kitchen area, WC, laundry.



The Manor House

The earliest part of Kearsney's Manor House dates from the mid-17th century. Its exposed beams, stained glass, and timber framing are visual reminders of the Manor's extraordinary patchwork development. Georgian and Victorian additions make for a charming elevated facade on the garden side, girded by mature perennial borders and overlooking the lawns and lake. The Manor benefits from extensive accommodation over three floors, with a basement workshop and laundry in addition.

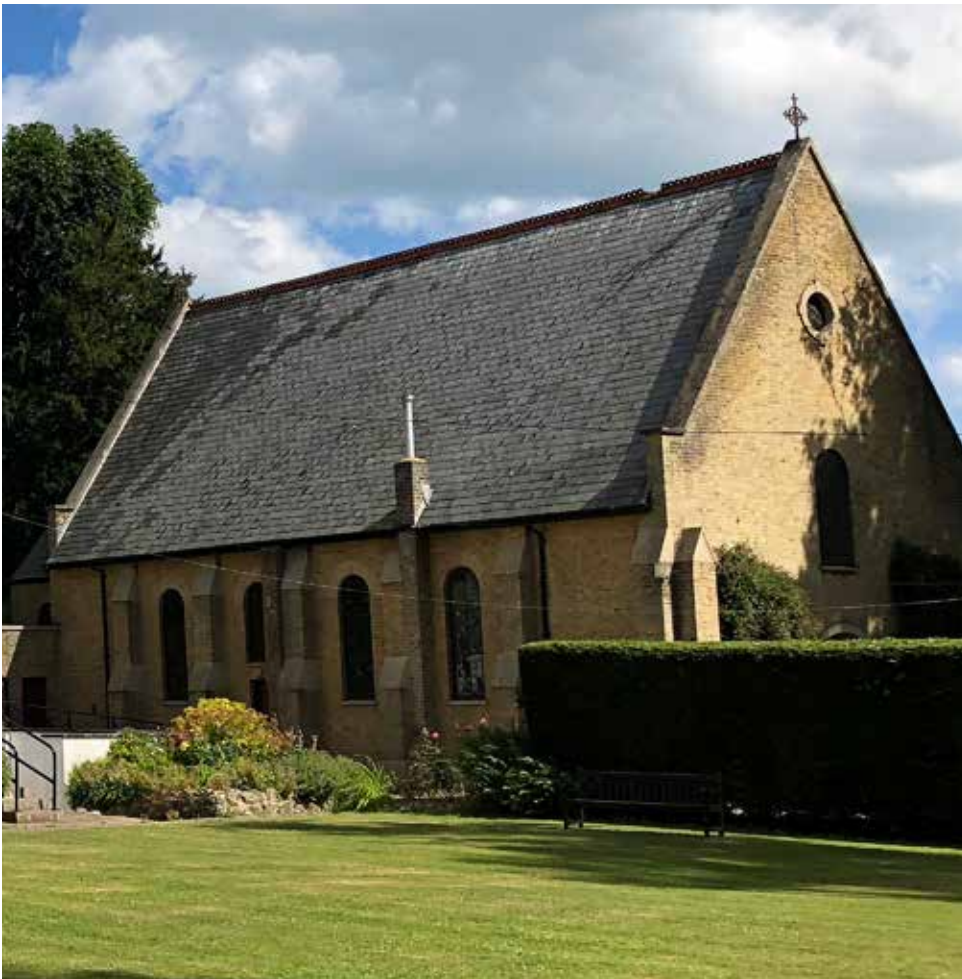
Accommodation comprises (measurement expressed in metres):

Second floor: Landing with lift, cloakroom, and a 3.05 x 4.23 bedroom, 3.98 x 3.51 landing area used for sewing, 4.16 x 2.65 bedroom, and 4.94 x 2.12 bedroom with en-suite cloakroom.

First floor: Landing, bathroom, second bathroom, corridor with lift, bedroom with en-suite shower 3.97 x 4.20, bedroom with en-suite bath 5.03 x 2.90, bedroom with en-suite shower 3.62 x 4.58(maximum), bedroom with en-suite shower 3.53 x 4.02, bedroom 3.03 x 4.68 (maximum), bedroom 2.29 x 4.39, shower room/WC, bedroom 3.85 x 3.14.

Ground floor: Entrance hall with lift access, dining room 4.99 x 5.25, office 4.08 x 3.0, living room 5.97 x 4.56, Chapel 3.89 x 4.44, kitchen 4.16 x 2.53, lobby containing two toilets and a store, sitting room 7.58 x 5.19 plus 2 bays, library 3.72 x 3.08.

Basement: Laundry room 3.6 x 5.28, office 6.24 x 4.42, store 2.79 x 1.61, store 2.50 x 3.92 plus corridor, workshop 4.94 x 3.51, cloakroom.



The Chapel

The early-20th century chapel which sits in the grounds of Kearsney Manor is of a simple but elegant design, with Romanesque style rounded arch windows, a high-pitched roof, choir loft and east-end apse. There are two small rooms attached to either side of the chancel which have acted as vestries or sacristies. The Chapel itself is 7.94 x 17.38. Internally has a mezzanine area of 7.94 x 3.61. There are two side rooms, 3.46 x 5.6 and 3.34 x 5.57.



The Presbytery

This two-storey detached house adjacent to the Alkham road is enclosed within its own garden, which includes several mature trees. The first floor has two bedrooms and a bathroom, and the ground floor comprises of one reception room, a kitchen diner and a W.C. Previous tenancy agreements for The Presbytery have included the use of a precast concrete double garage situated elsewhere on the site.

Situation

The Manor sits within the Temple Ewell Council Ward: a semi-rural location near the village of River, next door to treasured local parkland attractions including Kearsney Abbey Gardens, Russell Gardens and Bushy Ruff. Kearsney is more than adequately served by outstanding local primary schools, local shops, pubs, and road and rail services within walking distance. Situated at one end of the beautiful Alkham Valley Road, Kearsney enjoys convenient road links to the M20, A2, M2 and the Channel Tunnel at Folkestone. Kearsney's railway station borders the property itself, providing a 3-minute connection to Dover Priory, where the high-speed rail service reaches London St Pancras in just 69 minutes. Nearby Dover provides a host of attractions including its world-famous cliffs and castle, far-reaching views to the French coast, and the brand-new St James Shopping Centre.



Kearsney Manor at Kearsney

The Freehold will be sold by Formal Tender on 12 noon, 13th September. A successful bidder will be expected to exchange contracts the same day with completion 28 days thereafter. The site will be sold with full vacant possession.

Title is registered at HM Land Registry under K905545, a plan is attached to this document.

The Tender Pack is available from Tersons Email: niki@tersons.com

The Trustees of the Charity reserve the right not to accept any of the offers.

Rateable Value: Not currently rated

Listed Building Status: Not Listed

Conservation Area: Not noted

Flooding: The area immediately round the lake is Flood Zone 3

Ground Water Protection: The whole site is Zone 1 for ground water source protection

Housing Allocations: A sale was never intended and the site was not offered at the relevant time.

Interested parties must register for viewings which will be held on site:

Saturday 11th August 11:00 to Midday

Viewings after 11th August will be possible by appointment only via Tersons

Contacts: Nicola Fairhurst FRICS, Simon Crowley, Connor Pound
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Please note that the Nursing Home equipment may be available for sale subject to separate negotiation.



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