



St John's Jerusalem

Kent

An important and historic Grade II* listed house set on an island formed by a chalk stream fed moat and protected by 24 acres of gardens and park, about 16 miles from Central London.

St John's Jerusalem, Sutton at Hone, Kent

Sevenoaks 11 miles, Farningham Village 2 miles, Swanley 4 miles, M25/M20/A2/A20 3 miles,
Bluewater Shopping Centre 5 miles, Central London 16 miles

Features:

National Trust Lease for Sale – 97 years remaining

Main House: 4 Reception rooms | Kitchen/breakfast room
8 Bedrooms | 4 Bathrooms | Playroom | Utility
Butler's pantry | Cloakroom

13th Century Chapel and Undercroft

Extensive domestic offices

Lodge House: Porch | 2 Reception rooms | Kitchen
2 Bedrooms | Bathroom | Covered yard

Triple garage with inspection pit

In total 11,144 sq ft

Guide Price: £2,850,000

About 24 acres in all









Dating from 1199 and set in moated gardens with a lodge cottage and former deer park, this historic house is privately set in a wonderful and very private and protected setting. Offered for sale on a rarely available 97 year lease from the National Trust.

The property

Listed Grade II* and set within a Scheduled Ancient Monument and a moated garden, St John's Jerusalem is a wonderfully atmospheric home of exceptional quality. The main building dates from the 13th century and probably earlier, but it was much altered by Edward Hasted, the well-known county historian in 1755-6. At the east end is the 13th century chapel. The western facade, facing the former deer park, is symmetrical and Georgian in appearance and likely dates from this time (but with earlier origins suggested by the deep medieval walls and the Norman arches and medieval stonework behind the stucco), as do the high-ceilinged drawing room, dining room and the main bedroom and bathroom suite above. The rest of the house was likely remodelled then, and the third bedroom is still known as Mrs Hasted's boudoir. The internal fittings, including panelling and mouldings, are of the high quality that might be expected, the original shutters throughout the house are in working order, and the magnificent staircase leads proudly to a generous landing and the principal bedroom suite.

A sitting room and kitchen breakfast room provide for comfortable family living, and there is a generous suite of further rooms to the rear of the ground floor with domestic offices beyond. The eastern end of the house is faced with flint and has lancet windows which light the chapel. The floor of this was raised many years ago forming an undercroft that has been used as a games room/gym.

The first-floor houses three bedrooms, a generous study and a larger room to the rear, used as a very generous library/study but once part of a self-contained flat used along with the bedroom and bathroom which adjoin.

The second floor has a very bright and airy feel and houses three generous bedrooms and a huge central playroom.

Outside

The house is approached by a long carriage driveway which meanders through the former deer park, beginning beside the two-bedroom lodge cottage (included in the sale) and ending at a generous turning circle with a central lawn in front of the house.

The gardens are like no other and are of the high quality that a house of this standard merits, having been carefully nurtured, planted and improved by the current owners who have worked with the magnificent specimen trees including a Cedar of Lebanon and the moat (chalk stream fed from the River Darent) as their framework. In doing so they have respected the history of the site (and the extensive archaeology beneath), including a garden of medicinal plants that complement the history of the Knights Hospitallers of St John of Jerusalem who established the original preceptory on the site.

There are a range of formal lawns, enclosed by yew hedging and with York stone pathways, and less formal gardens where there are enchanting seating areas beside the moat and river. An orchard (reflecting that established by naturalist Abraham Hill in 1670, who was responsible for introducing the Kentish Pippin apple to Kent) and a nuttury are found to the south of the house.

Beyond the moat (the River Darent) lies the expansive former deer park enclosed by mature trees. This is currently used to graze horses. There is a generous building - 'the green garage' - beside the park which has an inspection pit and space for at least three large cars. There are a range of useful garden buildings including a potting shed and a tractor store.





Location

St John's Jerusalem is set well off the main road yet is very accessible. Sutton-at-Hone and the neighbouring villages of Farningham and Eynsford have local amenities. The larger towns of Sevenoaks and Dartford offer further facilities, shopping and cultural amenities. Bluewater is 5 miles away. Central London is around 16 miles away.

The property is well connected. Farningham Road station by Sutton-at-Hone has a direct train service to Victoria. Other mainline stations are within easy reach, providing a range of services to the capital and beyond. Ebbsfleet International station offers a service to London St Pancras in under 20 minutes and a direct service from Swanley to London Bridge takes 19 minutes. The M25, M20, A2 and A20 are within 3 miles.

There is a good selection of schools in the area in both the state and private sectors.

History

St John's Jerusalem was a commandery/'preceptory' of the Order of the Hospital of St John of Jerusalem (the Knights Hospitallers) built in the early 13th century.

The Order of St John was originally founded as a hospital in Jerusalem c.1070 where the 'Hospitallers' cared for the sick and needy of all faiths as well as pilgrims visiting the Holy Land. By the 1120s like the Templars, their great rivals, they had become in addition a fighting order supporting the cause of the Crusades and known since as the Knights Hospitallers.

Commanderies were regional headquarters that supported the Order's functions of caring for the poor and sick, raising revenues to help fund the Crusades and providing hospitality to travellers. A set of landholdings in Sutton-at-Hone was gifted to the Order of St John for these purposes from c.1200.

St John's Jerusalem may once have had a hospital or infirmary; certainly it provided 'hospitality' for travelling guests, including royalty.





From 1214 regular visits to St John's at Sutton are recorded by Kings John and (in particular) Henry III, to whom the place clearly mattered (and who gave five oaks from his forest in Tonbridge for the roof in 1234). Subsequently, the lease of the buildings and lands was given to a series of important royal favourites with London connections such as John de Pulteney who built Penshurst Place and Thomas Cromwell. The Order's lands in England, Sutton-at-Hone included, were confiscated and sold off by Henry VIII in 1540.

The 'manor of St John of Jerusalem at Sutton' and its very extensive landholdings passed henceforth through a series of owners and tenants, most notably Abraham Hill (treasurer and founder member of the Royal Society, friend and associate of Samuel Pepys, Christopher Wren and John Evelyn); and Edward Hasted, antiquarian and historian of Kent, who claims to have 'practically rebuilt' the house (in the 1750s). These building alterations form the multi-textured, beautifully quirky palimpsest of a building that one sees today. In 1943 Sir Stephen Tallents gifted the house and surrounding land to the National Trust. His book 'Green Thoughts' provides charming sketches of his life at St John's.

The Lease

125 years for a period from 29/9/1997 with about 96 years remaining.

Annual Ground Rent – fixed at £1001 per annum.

The chapel and a limited part of the garden are to be open to visitors (currently monthly) by arrangement with the National Trust.

A summary of the terms of the Lease is available on request from the agent.

Additional Land:

Please note, there is an additional parcel of c.20 acres of meadowland owned by the National Trust to the north and east of the main house. This meadowland is not included as part of the sale but may be available for lease subject to further negotiation and approval by the National Trust. Interested parties should enquire directly with the National Trust for more information.





Nearby Stations

- Ebbsfleet International 7 miles (London St Pancras from 18 minutes)
- Dartford 4 miles
- Farningham Road 0.7 mile (London Victoria from 37 minutes)
- Swanley 4 miles (London Bridge from 19 minutes, Charing Cross from 30 minutes)

Nearby Schools

- St Olav's and St Saviours Grammar School
- Dartford Grammar School
- Sevenoaks School
- Newstead Wood School
- Granville School
- Walthamstow Hall School
- Russell House School

Directions

DA4 9HQ

What 3 words: ///riders.upon.actors - brings you to the property's driveway

General

EPC rating: E

Local Authority: Dartford Borough Council

Services: Mains water, electricity and drainage. The Lodge House also has mains gas.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

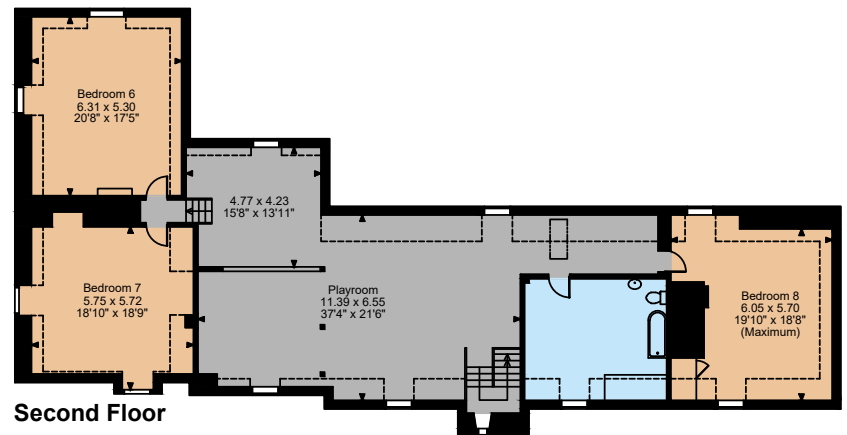
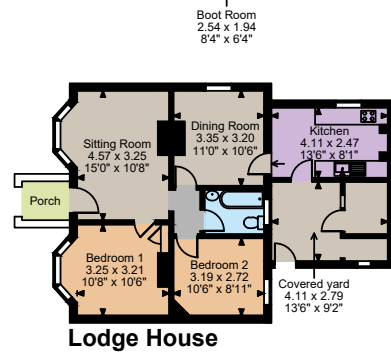
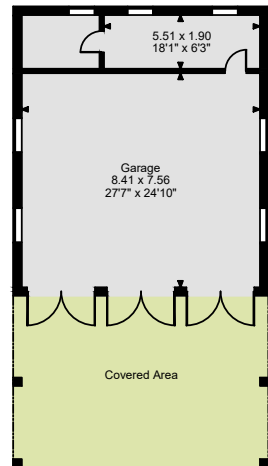
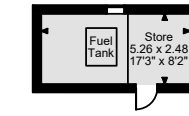
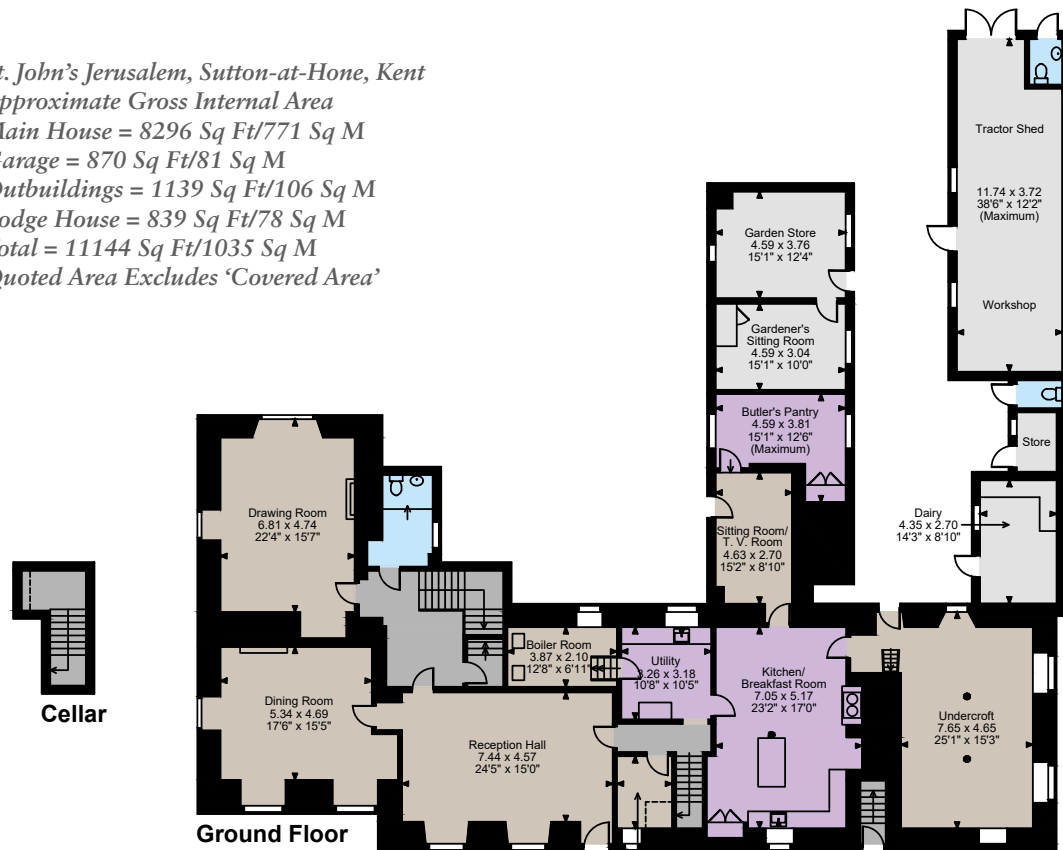
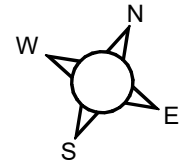
Council Tax: Band H

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Tenure: Leasehold



St. John's Jerusalem, Sutton-at-Hone, Kent
 Approximate Gross Internal Area
 Main House = 8296 Sq Ft/771 Sq M
 Garage = 870 Sq Ft/81 Sq M
 Outbuildings = 1139 Sq Ft/106 Sq M
 Lodge House = 839 Sq Ft/78 Sq M
 Total = 11144 Sq Ft/1035 Sq M
 Quoted Area Excludes 'Covered Area'



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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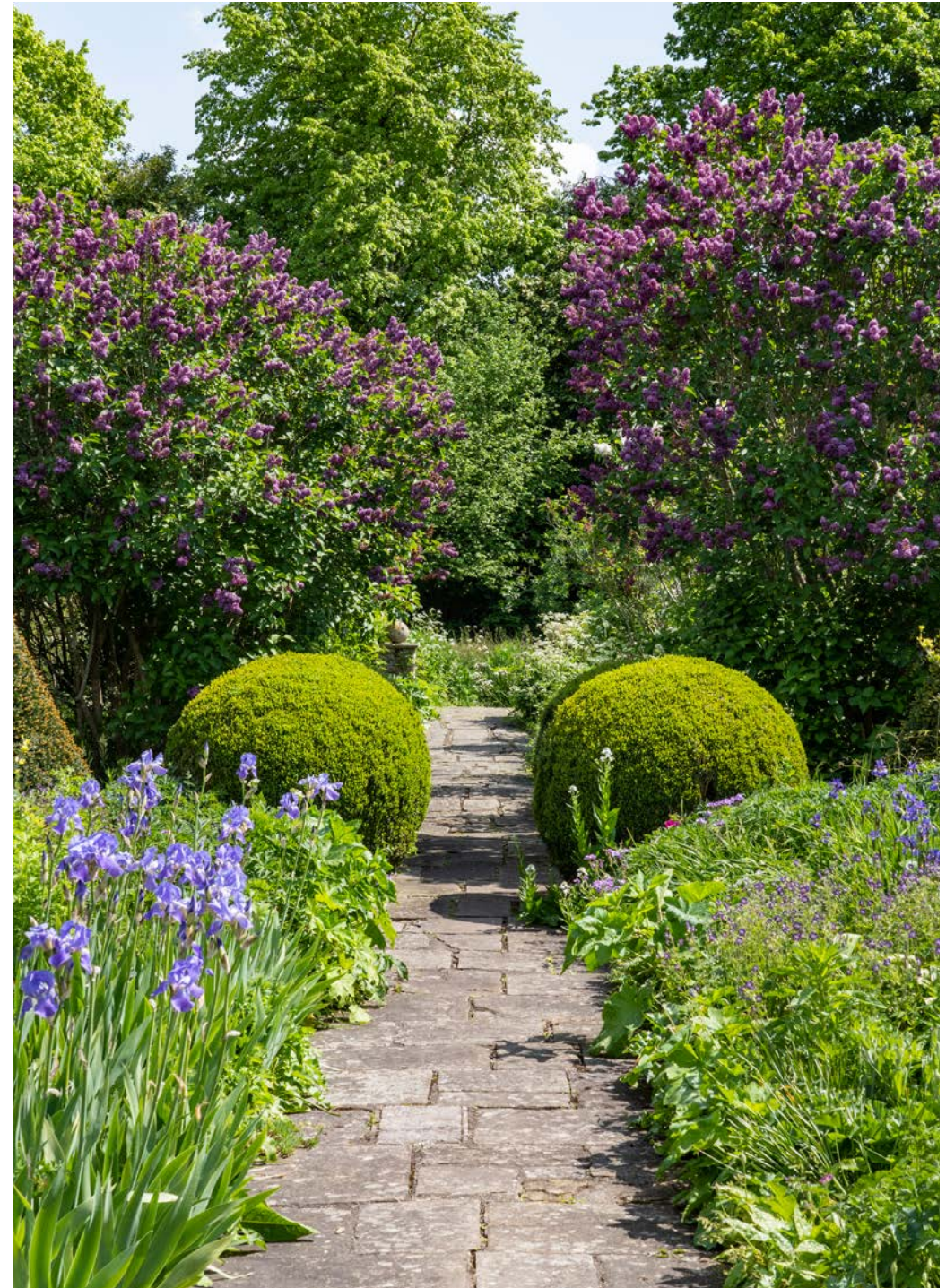
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