



Westerham, Kent

Westerham, Kent (Central London 25 miles)

A walled nursery garden including a large brick built bothy cottage. Grounds in all of 3.3 acres. Wonderful off road location in area of outstanding natural beauty.

- Extensive brick built bothy – currently arranged as 4 rooms, kitchen, shower room, 3 store rooms, double & single garages, 2 further storage areas
- 2 large attached greenhouses
- 2 further large glass houses
- Polly tunnels

Description

A unique and rare opportunity to acquire a walled nursery garden in a private and glorious greenbelt location. Enclosed within the walled nursery, is a large single storey bothy cottage.

The Bothy and walling are thought to be about 100 years old and part of the Weardale Estate. Weardale Manor fell into disrepair in the late 1930's and no longer exists. More recently, the nursery was in private ownership and operated as a productive retail garden centre, although the business closed some years ago. The buildings now require complete refurbishment therefore French Street Nursery presents buyers with a blank canvass. Purchasers are advised to take planning advice with regard to their own specific requirements.

The enclosed nursery extends to 1.9 acres. Beyond the walled garden there is a further 1.4 acres, which includes the driveway and an area of woodland. 3.3 ACRES IN ALL.

The name of French Street appears to derive from when the locality was under the ownership of John le Frenche, in the 13th century. Illustrious former residents of the area include the 16th century religious reformer, John Frith, Major General James Wolfe and, of course, Sir Winston Churchill who chose the nearby Chartwell as his long term family home.

There is a right of way for the neighbouring property over the entrance driveway, which is outside the walled nursery.

Local Authority: Sevenoaks District Council

Location

The property is situated in a secluded position on the outskirts of the highly sought-after area of Westerham, adjacent to acres of National Trust woodland, providing delightful walks. A long track leads across a farmland estate to the private entrance of The Nursery. The historic village with its shops, restaurants and church is surprisingly only 1.5 miles away. The property is also conveniently located for the M25 (junctions 5 and 6), providing links to the national motorway network, London, Gatwick and Heathrow airports, the Channel Tunnel and the Kent coast. Sevenoaks station is 6.5 miles to the east providing mainline links to London Bridge, London Waterloo East, London Charing Cross and London Cannon Street. Sevenoaks High Street is a further 0.6 of a mile with a comprehensive range of shops, restaurants and commercial facilities. Oxted is 5 miles to the west with a mainline station to London Victoria, as well as cinema and leisure centre.

**Note: Viewing is strictly by prior appointment:
Private Estates, Robert Leech Estate Agents
01342 837783
www.privateestates.co.uk**



1.5
MILE
Westerham
village



5
MILES
Oxted town
centre



7
MILES
Sevenoaks
town centre

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING
01306 793105

TUNBRIDGE WELLS
01892 280110

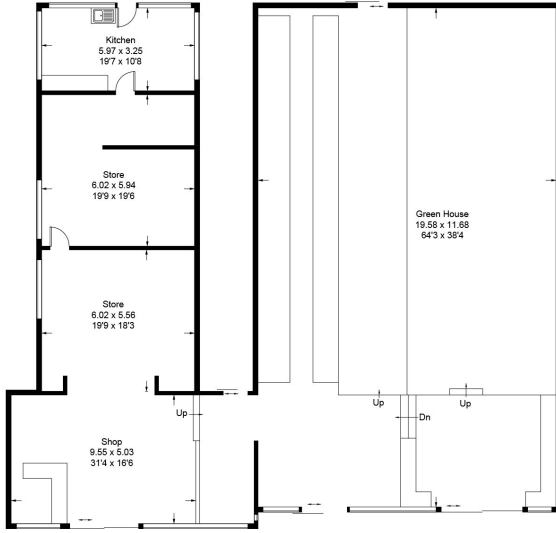
LONDON
020 3096 7217





Outbuilding 2

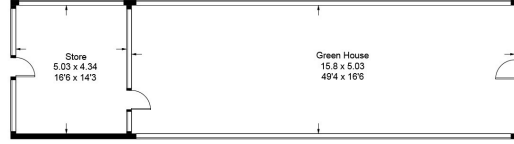
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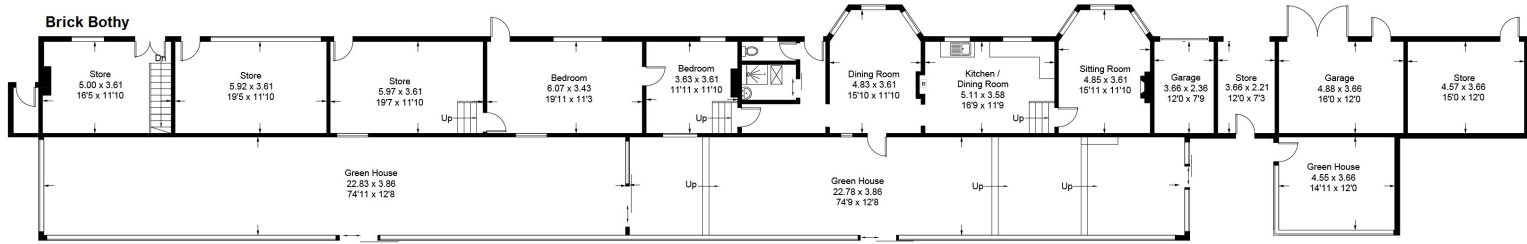
Brick Bothy = 218.4 sq m / 2351 sq ft
Outbuilding 1 Glass Section = 189.1 sq m / 2035 sq ft
Outbuilding 2 = 365.7 sq m / 3936 sq ft
Outbuilding 3 = 101.8 sq m / 1096 sq ft
Total = 875.0 sq m / 9418 sq ft

Outbuilding 3

(Not Shown In Actual Location / Orientation)



Brick Bothy



Outbuilding 1 Glass section

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.(ID288409) www.bagshawandhardy.com © 2016



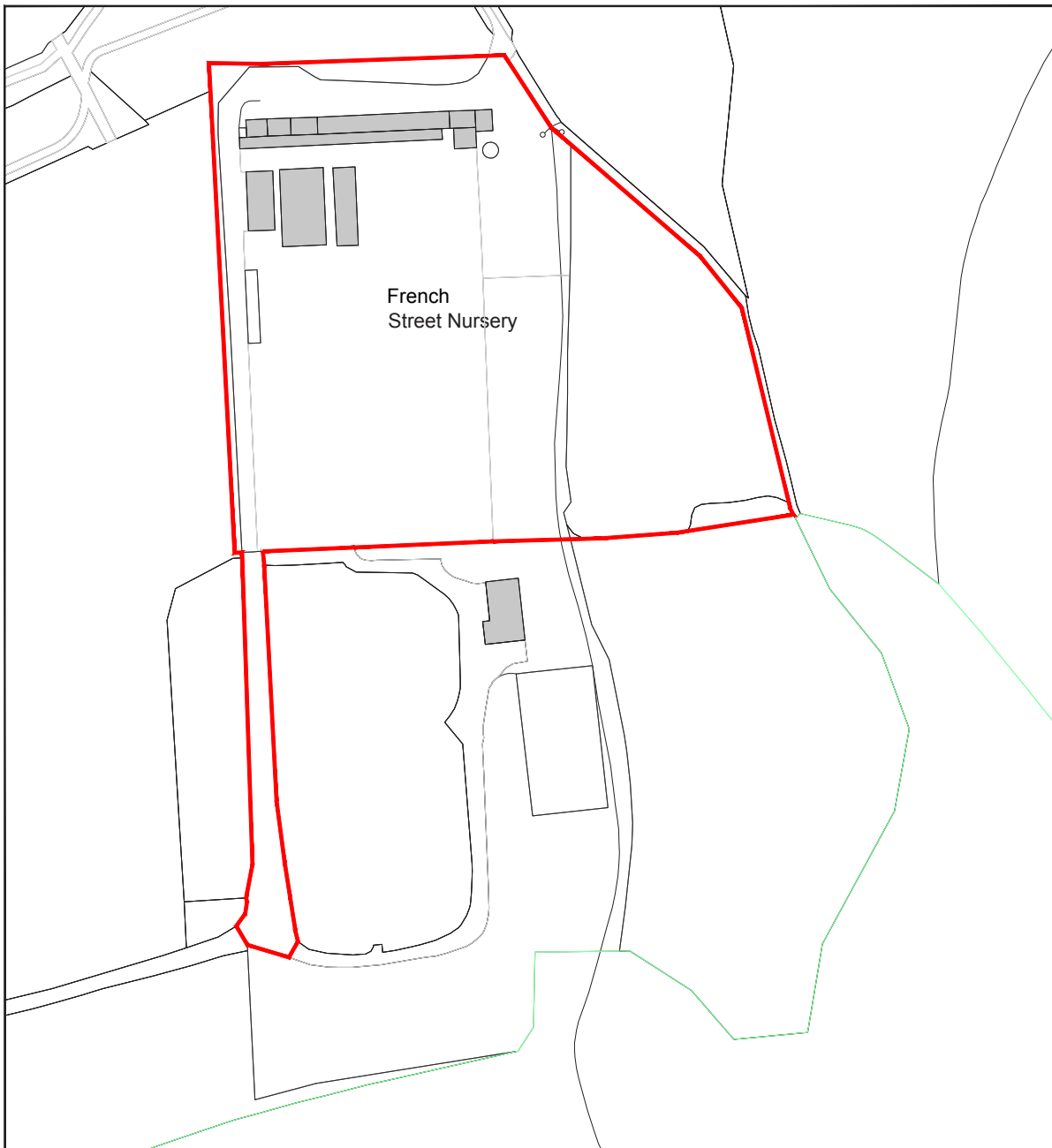



 SITE BOUNDARY

Ordnance Survey 0100031673
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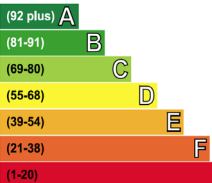
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DATE: _____
REV. DATE: _____ REVISION: _____
BY: _____



TITLE	STATUS	DRAWN BY	REVIEWED BY	01730 816336 07949 682974 info@boherarchitecture.com www.boherarchitecture.com
Location Plan	Planning	CB	CB	
DATE	SCALE	A4	DRAWING NUMBER	Capron House, North Street Midhurst, GU29 9DT
July 2017	1:1250	1354	P 000	BOHER ARCHITECTURE

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
40	93

DISCLAIMER. THE PROPERTY MISDESCRIPTIONS ACT 1991. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

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