



Westerham, Kent

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A unique opportunity to acquire a detached bungalow set in grounds of about 4.5 acres. Glorious 'off road' location.

- Entrance Hall, access to roof space
- 3 bedrooms
- Bathroom with white suite
- Lounge, sliding patio doors to front terrace, further doors to:
- Conservatory, double and single doors to gardens
- Kitchen/Breakfast Room, long work surface, inset stainless steel sink unit, all with cupboards and drawers below. Equipment space, cupboard housing Perrymatics oil fired boiler
- Utility Room, door to garden
- Central heating from radiators
- Part double glazing
- Feature grounds. Within the gardens there is a long private driveway providing ample parking space. To the rear of the bungalow, there are steps to 2 raised lawns. Further secluded lawned areas. Numerous specimen trees
- Detached timber garage
- Summerhouse
- About 4.5 acres in all
- Freehold
- Local Authority Sevenoaks

Description

This detached bungalow was originally constructed in the 1980's, set amidst pretty mature grounds of about 4.5 acres. Internally, there is the benefit of oil fired central heating and most rooms have views over the gardens.

The original planning permission for the bungalow stated "The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, as defined in Section 290 of the Town and Country Planning Act 1971".

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. The sale of The Bungalow represents a rare opportunity to purchase a private retreat in this wonderful location.

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 Bungalow. 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

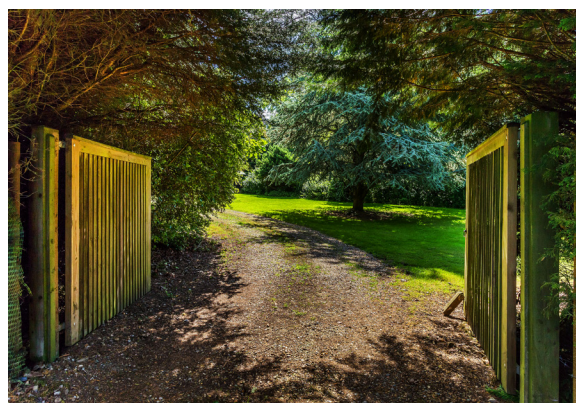
LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

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

DORKING
01306 793105

TUNBRIDGE WELLS
01892 280110

LONDON
020 3096 7217

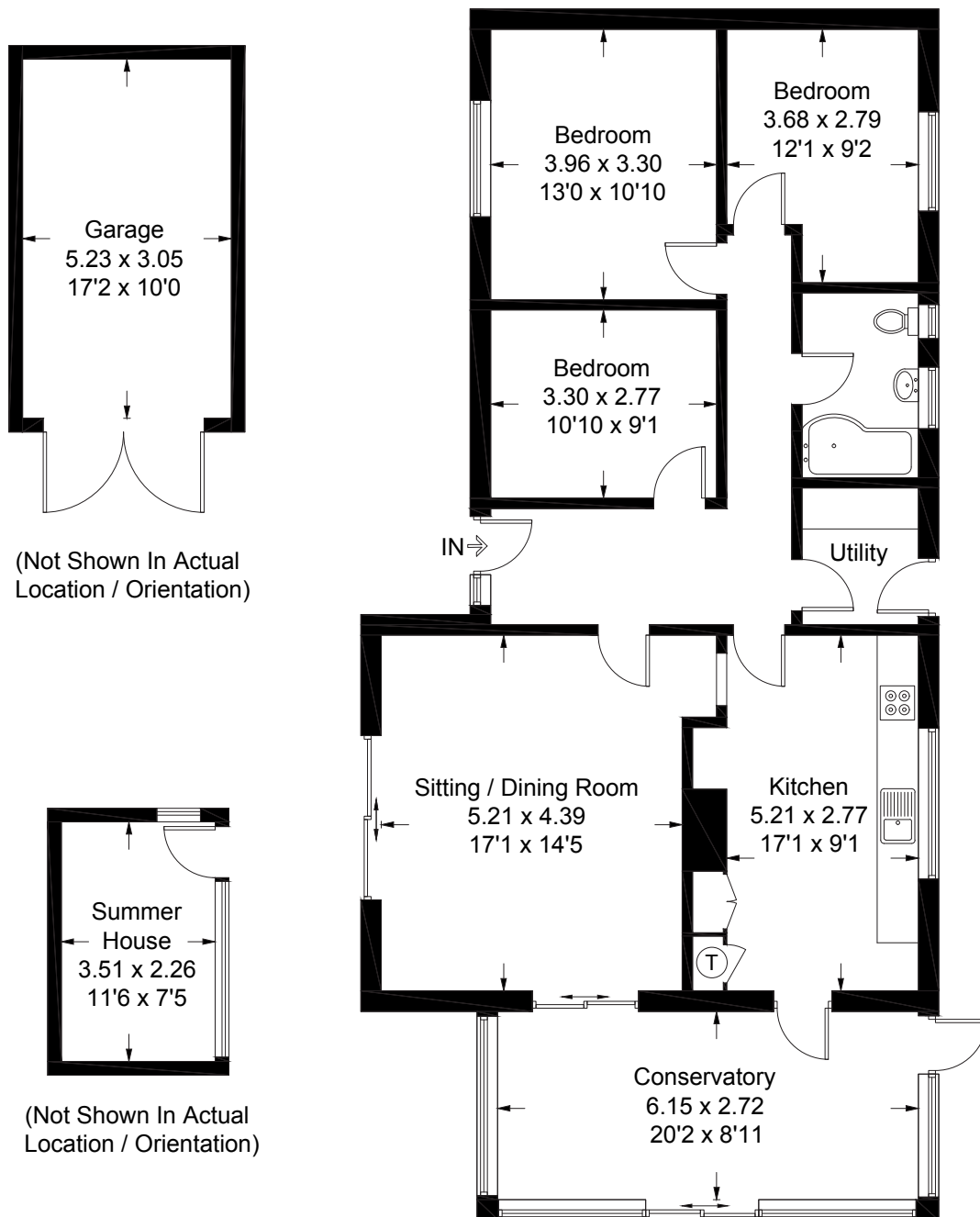






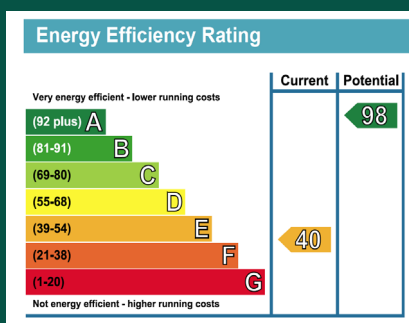


Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft
 Garage = 16.0 sq m / 172 sq ft
 Summer House = 7.9 sq m / 85 sq ft
 Total = 139.8 sq m / 1504 sq ft



Ground Floor

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 decisions reliant upon them. (ID354412)
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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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Robert Leech

ESTD 1989