





Swan Place

Westerham, Kent, TN16 1UF

GUIDE PRICE: £895,000 FREEHOLD

- Exclusive Gated Development • Quiet & Secluded Location • Rural Views
 - Master En Suite with Walk-In Wardrobe & Balcony Terrace
 - Additional Bedroom En suite
 - Three Further Bedrooms • Bathroom
 - Drawing Room • Dining Kitchen
 - Utility Room • WC • West Facing Garden to Rear
 - Double Basement Garage • Additional Driveway Parking
- Oxted 3.8 miles, Edenbridge 5.4 miles, Sevenoaks 6 miles,

A most exceptionally appointed dwelling, forming part of an exclusive gated development of just six high specification homes on a historic brewery site within a short walk of the Market Square. The property offers flexible and contemporary accommodation arranged over four floors, with parking in an individual double basement garage. A rural aspect over open meadowland can be enjoyed to both front and rear, with a secluded west facing courtyard garden providing excellent space for relaxing and entertaining.

POINTS OF NOTE

- Luxury fully fitted Stoneham kitchen in oak, with granite worktops, upstands and feature hob splashback. A comprehensive range of integrated appliances including NEFF larder fridge, freezer, dishwasher, microwave, double electric oven, five burner gas hob and Miele extractor. Ceramic tiled floor, plinth lighting and wiring for a wall mounted TV with an attractive stainless steel/glass Juliet balcony to the front affording views across to open fields
- Separate fitted utility room with a Miele washing machine and tumble dryer
- Sitting room with wide plank engineered oak flooring, feature Nu-Flame gas fireplace with black granite surround and bi-fold doors to an external terrace overlooking the garden
- Vaulted ceilings to top floor bedrooms. Fitted wardrobes to all bedrooms except bedroom 3
- Opulent bath and shower rooms with white sanitaryware, fitted Dansani under-basin vanity cabinets, chrome Hans Grohe taps and fittings, thermostatically controlled showers and heated ladder-style towel rails, fitted wall mirrors and ceramic tiled flooring with underfloor heating to en suites



- Polished oak internal doors with attractive inlay detail, double glazed Rational timber windows, stainless steel door and window furniture, solid timber staircases, concrete upper floors

- Mood lighting to living rooms, wiring for home technology integrated system, recessed low-voltage downlighters throughout, security alarm system, TV points in kitchen, drawing room and bedrooms, power and light to garage and loft

AGENTS NOTE

The property additionally benefits from a third share (co-owned with two other Swan Place owners) in the parcel of land immediately to the rear of the development, which is maintained in a natural state.

LOCATION

The historic town of Westerham is located in the valley of the River Darent in a central position between the larger towns of Sevenoaks and Oxted. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafés, pubs and restaurants. The town is surrounded by some of the finest countryside in Kent. Two of Westerham's most notable residents were Sir Winston Churchill and General James Wolfe both of whom had homes in the town, now open to the public.

DIRECTIONS

From our offices in Westerham proceed east along the A25 down Vicarage Hill and taking the first right onto Hosey Hill. The gated entrance to Swan Place can be found after a short distance on the right hand side.

SERVICES

Mains: water, electricity, gas and drainage.

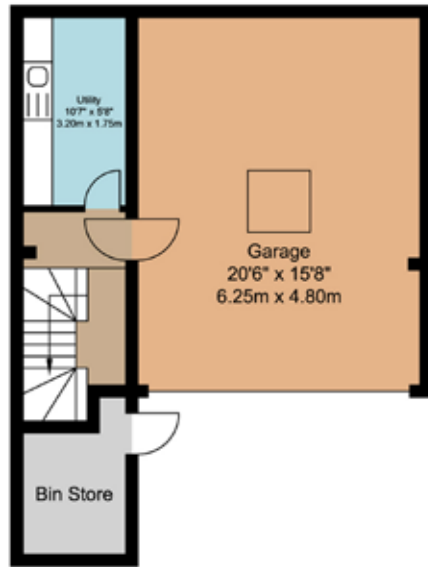
OUTGOINGS

Sevenoaks District Council - Tel No.01732 227000
Council Tax Band G - Rates for 2018/19 £2,991.17
EPC: C

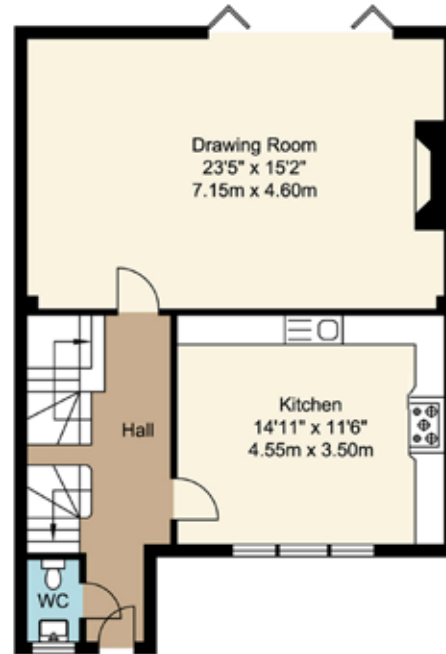
VIEWING

Strictly by appointment via James Millard Independent Estate Agents
1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH
Tel: (01959) 565756
E-mail: westerham@jamesmillard.co.uk
Web Site: www.jamesmillard.co.uk

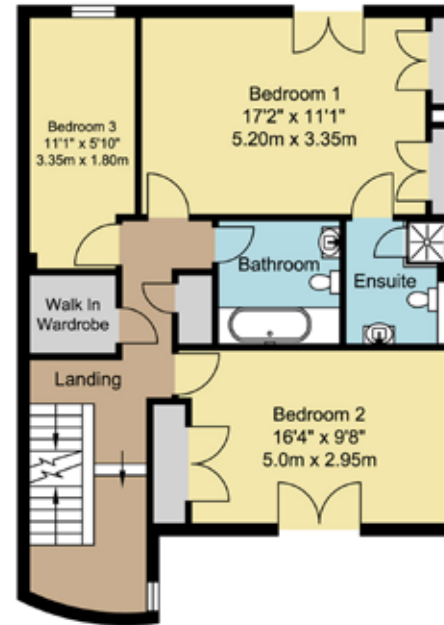




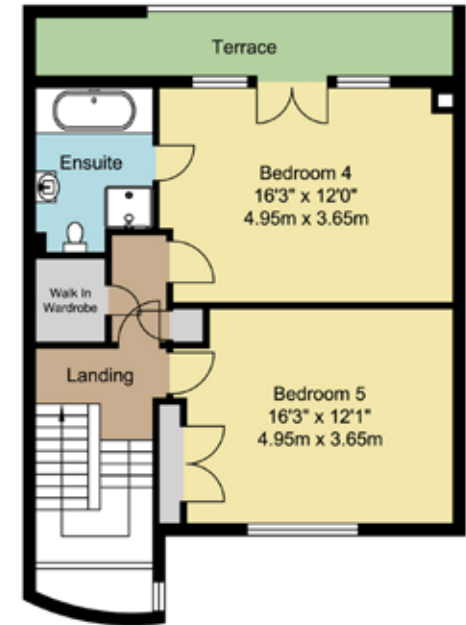
Lower Ground Floor
Approximate Floor Area
508.16 SQ.FT.
(47.21 SQ.M.)



Upper Ground Floor
Approximate Floor Area
692.65 SQ.FT.
(64.35 SQ.M.)



First Floor
Approximate Floor Area
687.59 SQ.FT.
(63.88 SQ.M.)



Second Floor
Approximate Floor Area
596.10 SQ.FT.
(55.38 SQ.M.)

TOTAL APPROX FLOOR AREA 2484.52 SQ.FT. (230.82 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents.

JAMES MILLARD
INDEPENDENT ESTATE AGENTS