

WINTERSLOW

BAYLEY'S HILL • SEVENOAKS





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An attractive and imposing Georgian style house in a highly sought-after location

Ground Floor

Entrance hall • Drawing room • Dining room • Superb open-plan kitchen/breakfast/sitting room
Snooker room • Utility room • Ground floor shower room

First Floor

Master bedroom with en-suite shower room • Guest bedroom suite • 2 further double bedrooms • Family bathroom
Large attic with staircase providing enormous potential subject to the necessary planning consents

Externally

Sweeping gravel driveway providing parking for several cars • Detached double garage
Heated swimming pool with terrace area and pavilion • Delightful established gardens and grounds bordered by mature woodland

In all about 1.15 acres

Sevenoaks High Street 2 miles • A21 (Morley's) 2.4 miles • Sevenoaks station 2.7 miles
M25 Junction 5 4.1 miles, Tonbridge 7.2 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Situation

The property is located in one of Sevenoaks' most prestigious addresses, Bayley's Hill. Sevenoaks High Street with its range of shops, restaurants and supermarkets is 2 miles away and Sevenoaks Station with mainline links to London Bridge, Waterloo East and Charing Cross is 2.7 miles. There are numerous excellent leisure facilities in the vicinity including Knole Park, swimming at Sevenoaks leisure centre, Nizels Golf and Leisure club, cricket at the Vine and numerous other clubs. There are excellent schools

locally including internationally renowned, Sevenoaks School, New Beacon, Solefields, Trinity, Lady Boswell's and Walthamstow Hall. The house is well placed for the A21 at Morley's 2.4 miles away and Junction 5 of the M25 4.1 miles.

Winterslow

Winterslow is an attractive Georgian style house originally built shortly after the Second World War and then substantially

extended in the 1970s. The property has been in the same ownership for in excess of 30 years and has been extended further and superbly enhanced. It now offers light and highly versatile accommodation. The entrance hall has an attractive and elegant curving staircase. At the heart of the ground floor is a superb open plan kitchen/breakfast/family room with attractive hand-painted kitchen which has a comprehensive range of wall and base units. There is a recently installed central island by Burlanes and an Aga.





French doors lead to the terrace which overlooks the garden. Double doors open to the triple aspect drawing room which is an impressive room with gas fire.

There is a dining room to the front with double doors to a substantial games room that provides enormous potential to be used for a variety of purposes. Adjacent to the games room is a shower room highlighting the ability to create an annexe if required. There is also a utility room. The master bedroom is to the rear with a large window overlooking the garden and it has the benefit of an

en-suite shower room. To the front is a guest bedroom suite. There are two further double bedrooms and a family bathroom. The rear bedroom has a staircase to the loft which currently provides excellent storage but could be converted subject to the necessary planning permissions.

Externally

The house is approached from the road through a five bar gate and sweeping gravel driveway providing parking for several cars. There is a detached double garage. The house sits back from

the road and behind a strip of woodland and then a large front lawn. Immediately to the rear of the house is a superb terrace area recently created by the current vendors which provides a delightful area for alfresco dining. The principal area of the terrace has an elevated position overlooking the gardens and grounds. There is an enclosed area bordered by mature hedging with a paved terrace and a heated swimming pool. There is also a pool pavilion. The gardens are laid principally to lawn and abut mature woodland. The property benefits from a small section of this woodland.

Services

Electricity	✓	Mains
Central Heating	✓	Gas Fired
Drainage	✓	Private
Water	✓	Mains

Fixtures and Fittings

All items known as vendors' fixtures and fittings are specifically excluded from the sale however certain items may be available by separate negotiation.

Local Authority

Sevenoaks District Council 01732 227000

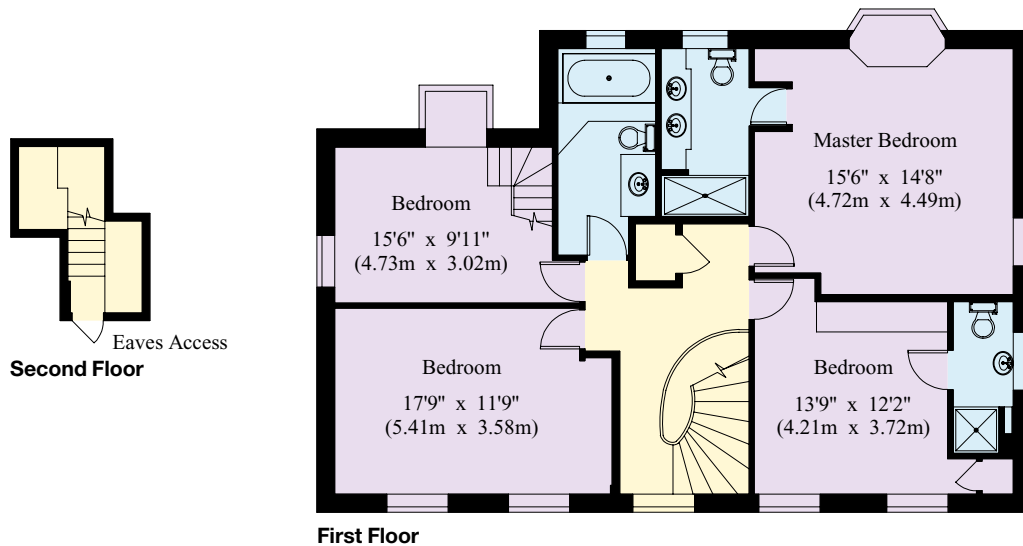


Viewings

Strictly by prior appointment with the vendors sole selling agents.

Directions

From our Sevenoaks office in the High Street, head south and opposite Sevenoaks School turn right into Oak Lane. Continue along Oak Lane and turn right towards Ide Hill proceeding over the Gracious Lane Bridge. At the crossroads, continue straight on where Winterslow will be found along on the right hand side.



Approximate Gross Internal Floor Area

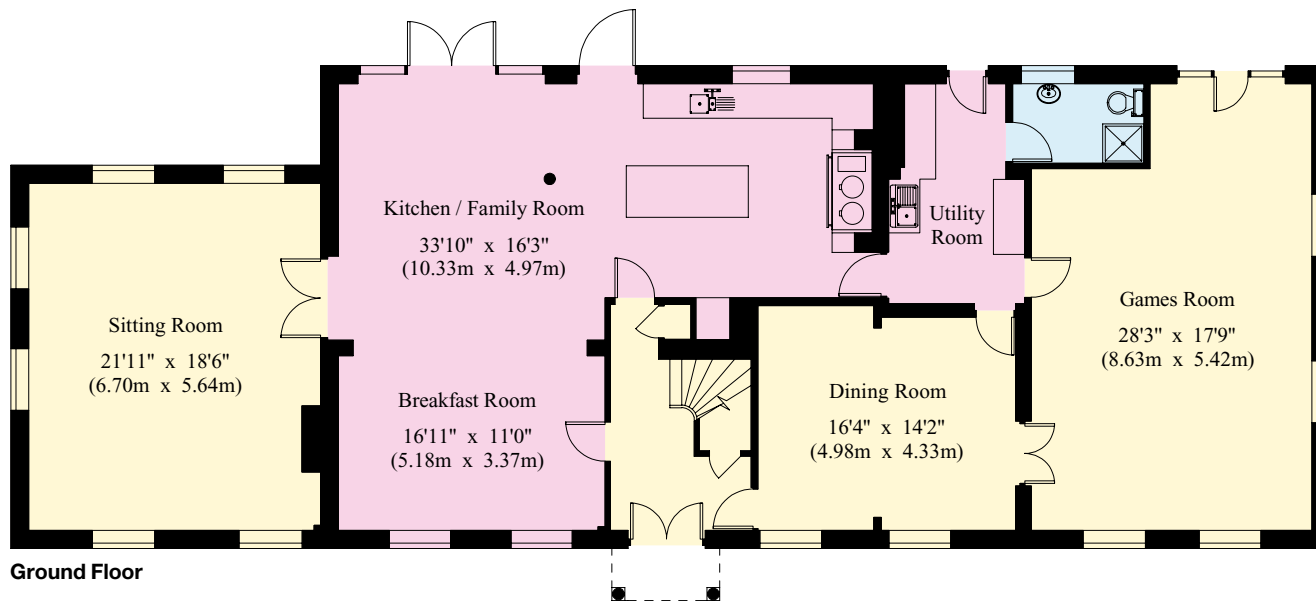
House : 316.6 sq.m (3407 sq.ft.)
 Pool House: 9.7 sq.m (104 sq.ft.)
 Garage: 40.4 sq.m (434 sq.ft.)



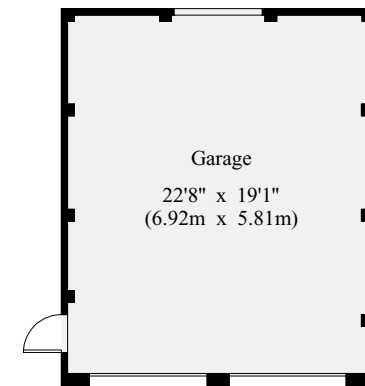
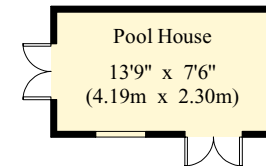
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Second Floor

First Floor



Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

