



Ibbett Mosely

45 Woodfields, Sevenoaks, TN13 2RB



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A SPACIOUS EXTENDED DETACHED FAMILY HOME PLEASANTLY LOCATED AT THE END OF THIS POPULAR RESIDENTIAL NO-THROUGH ROAD WITH SOUTH FACING REAR ASPECTS AND MUCH MORE.

PRICE: 'OFFERS OVER £1,250,000 FREEHOLD

- No Chain
- Study/Home Office
- Lovely South Facing garden
- Council Tax Band G
- 5 Bedrooms (1 en-suite)
- Vaulted Kitchen/Breakfast Room
- Double Garage + Single Garage
- Over 2100 sq. ft!
- Utility Room
- Potential for Improvement

A substantially extended 5 BEDROOM DETACHED HOUSE tucked away at the end of this popular cul-de-sac in Riverhead on the western edge of SEVENOAKS town, less than 1.5 miles from SEVENOAKS MAINLINE STATION. Offering spacious and well-presented accommodation though it would now benefit from some updating depending on personal tastes. Includes a TRIPLE GARAGE, parking and a pretty SOUTH FACING REAR GARDEN. Offered with NO CHAIN.

Description

The house has had a substantial two story extension and a further single storey extension, done a number of years ago, before the current owners purchased the property This has created a very spacious family home that appears to have been well-kept. It could now benefit from some updating but is ready to move straight into and then add your own stamp to it. The property is approached over a wide and deep driveway providing parking for several cars and leading to the large triple garage with with one roller door electronically operated and two further doors.

The accommodation is arranged over two floors. A porch leads into the entrance hall with stairs to the first floor and a cloakroom/wc. The triple aspect main reception is an 'L' shaped room with specific dining and sitting areas. There is a fireplace with fitted gas fire. The study looks over the rear garden. The ground floor extension provides a spacious kitchen/breakfast room and a separate utility room with plumbing for washing machine. The kitchen has plenty of light with a vaulted ceiling and skylight windows plus a window and French doors opening to the garden. It has an extensive range of units with fitted gas hob and electric oven plus space for other appliances. A lobby off the kitchen leads to the side entrance and also to the large triple garage.

Upstairs a spacious landing has a wide window with far reaching views like all the other windows to the front. There is a hatch to a the boarded loft space with pull-down ladder. The spacious main bedroom is part vaulted with window to the front and two skylights It has built-in wardrobes and an en-suite shower room with skylight window. There are four further bedrooms, one to the front and the others with rear

outlooks. The family bathroom has a suite of bath, wc, washbasin and a separate shower.

Outside, the rear garden is a good size with southerly aspects and a good level of privacy. It has access to both sides of the house. The garden includes a large patio running right across the rear of the property and a well established lawn and mature beds and borders.

Location

The house is conveniently situated close to Chipstead Common, Chipstead village and lake, and Riverhead village. Riverhead is on the north western edge of Sevenoaks and has a range of local shops, a Tesco Superstore and several good pubs. The highly popular Amherst Primary School and Riverhead Infants School are close by.

The house is only about 1.5 miles from Sevenoaks mainline station where it takes approximately 32 minutes to Cannon Street/London Bridge/Charing Cross. It is also served by four main bus routes linking the village with Sevenoaks town.

Sevenoaks Town Centre is about 1.9 miles walk from the property and has an abundance of small independent speciality shops, boutiques, pubs and restaurants. The Stag Community Arts Centre offers a rich and varied calendar. Knole Park is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park. There are excellent leisure and sporting facilities in and around the area. The Sevenoaks Leisure Centre offers an excellent gym and pool and there is a selection of private health clubs and golf clubs.

The Sevenoaks area offers an excellent selection of schools including: Weald of Kent Grammar -

Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy and The Trinity School in Sevenoaks and Skinners' School, Tunbridge Wells. The Independent Schools include : Walthamstow Hall, Solefields, Sevenoaks Prep, Granville, New Beacon, St Michael's, Russell House, Sevenoaks School and Radnor House.

The A21/M25 can be accessed at the nearby Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel and the Dartford River Crossing, London and the coast.

Directions

From Sevenoaks town centre, proceed in a northerly direction along London Road passing the station. Continue along Amherst Hill and at the roundabout take the first exit up Worships Hill towards Westerham. At the traffic lights turn right onto Witches Lane and at the crossroads turn left onto Chipstead Lane. Take the first road on your left signposted Woodfields and continue straight ahead to the end of the cul-de-sac where the property will be found.





House Approx. Gross Internal Area 2149 sq. ft / 199.7 sq. m
 Approx. Gross Internal Area (Includes Garage) 2612 sq. ft / 242.7 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 is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating- D

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