



Near Westerham, Kent

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A DELIGHTFUL 4/5 BEDROOM PERIOD FARMHOUSE WITH GROUNDS OF APPROXIMATELY 10 ACRES – CENTRAL LONDON JUST 18 MILES

This period farmhouse (not listed) has distinctive elevations of part flint, part rendering and part facing brickwork. The current owners have recently carried out considerable refurbishment and the property is well presented in a bright finish throughout. Original features include a large inglenook fireplace to the main drawing room and a wealth of exposed timbers. The property enjoys extensive countryside views, and blends classic charm with comfortable modern living. Stepping outside, there is a formal garden area with large expanse of lawn and useful detached gym/home office building. A five bar gate leads to two large areas of paddock. The property will, therefore, appeal to those with equestrian or outdoor interests.



Summary of Accommodation

Ground Floor

- Enclosed entrance porch to:
- Entrance Hall
- Double Aspect Drawing Room, large inglenook fireplace with woodburning stove and inbuilt cupboard. Long fitted pine dresser unit, door to cellar, 2 separate doors to:
- Further Double Aspect Reception Room, fireplace (flue sealed)
- Kitchen/Breakfast Room - range of classic style units with work surfaces, cupboards and drawers below, inset deep Butler's sink. Recess with Beko range oven, timber effect laminated flooring, door to garden, door to utility room
- Ground Floor Bedroom, with ensuite shower room with white suite



First Floor

- Double Aspect Principle Bedroom with inbuilt wardrobe, walk-in cupboard, and ensuite bathroom with white suite
- 3 Further Bedrooms
- Family Bathroom, white suite with bath and shower
- Landing

Outside

The Old Farmhouse is approached over a gravelled driveway (over which is also a right of way to the neighbouring property). The driveway leads to a private parking area for The Old Farmhouse.

-Formal garden to rear, large expanse of lawn, many mature specimen trees, all enjoying a southerly aspect with countryside views

-Detached timber gym/home office

-A five bar gate from the garden leads to 2 large fields (part of this area is unfenced)

-In all, the grounds extend to approx 10 acres

Location

The property is situated close to the heart of the popular village of Westerham, famous for its connection to Winston Churchill, where there is a charming choice of restaurants, cafés and shops. The town of Biggin Hill is just over 1 mile away and offers local amenities including a Waitrose. The nearby towns of Oxted (5 miles) and Sevenoaks (8 miles) provide fast train services to London Victoria and London Bridge. The national motorway network and Gatwick Airport are easily accessed via the M25 at Godstone (Junction 6) or Sevenoaks (Junction 5).

Freehold

Gas fired central heating from radiators.

Mains water, electricity & gas.

Mains drainage.

Council Tax Band G.



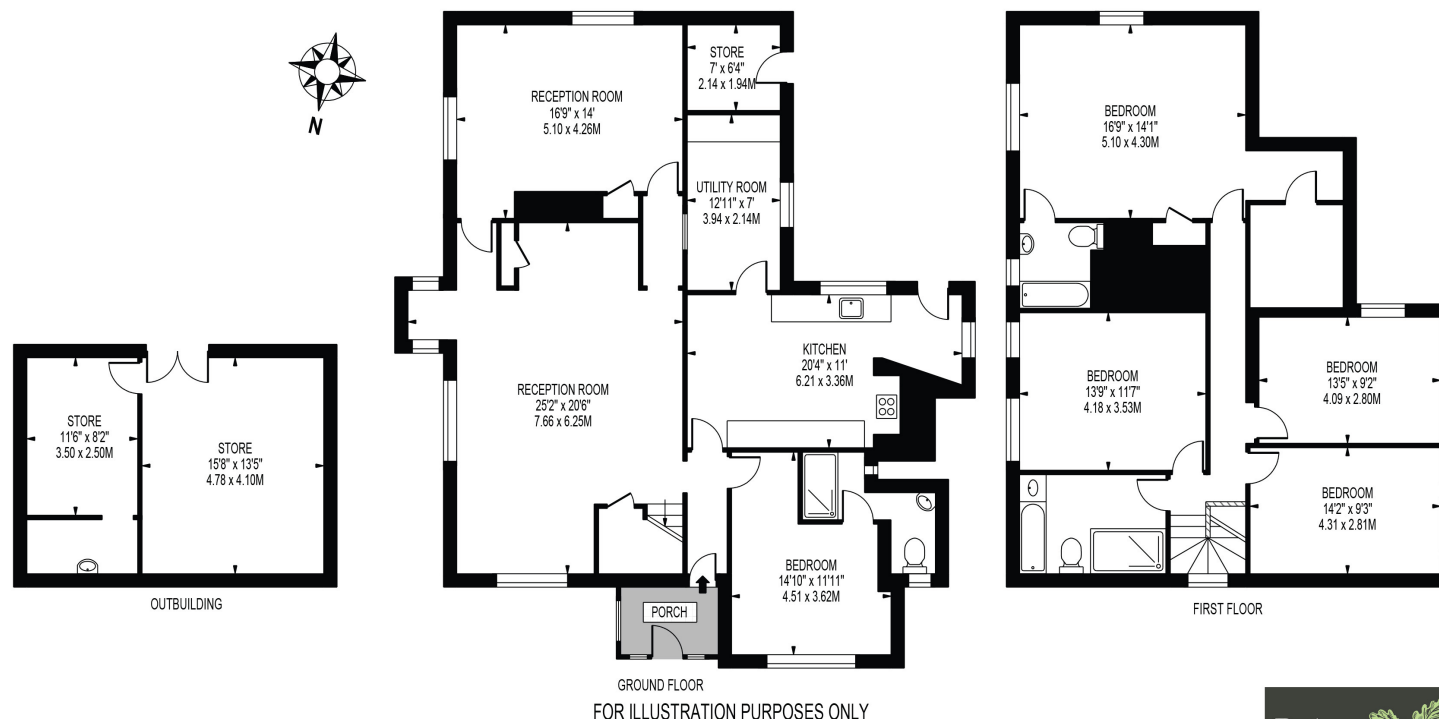


THE OLD FARMHOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2278 SQ FT - 211.65 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 342 SQ FT - 31.79 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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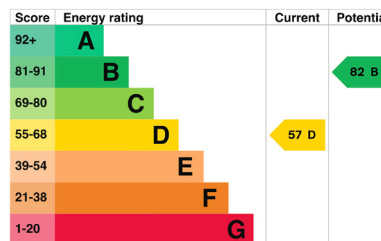
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