





Off London Road Westerham, Kent, TN16 2DH

GUIDE PRICE: £1,750,000 FREEHOLD

- STUNNING ATTACHED PERIOD HOME • EXCLUSIVE, PRIVATE GATED SETTING
- FULLY MODERNISED • ABUNDANCE OF ORIGINAL FEATURES
- VERSATILE ACCOMMODATION
- LUXURIOUS TWO BEDROOM DETACHED ANNEXE
- CIRCA 2.6 ACRES TO INCLUDE AN ACRE PADDOCK WITH TWIN STABLE & FEED STORE
- MATURE FORMAL GARDENS & ALL-WEATHER TENNIS COURT
- HIGH STREET AMENITIES WITHIN EASY REACH
- KENT GRAMMAR SCHOOL CATCHMENT AREA
- OXTED STATION APPROX 4.3 MILES

A unique opportunity to acquire one of Westerham's most historic homes, sensitively modernised to cater for 21st century living whilst offering the perfect solution for versatile or multigenerational living by virtue of a superb, accompanying, detached two bedroom annexe.

Listed Grade II*, this authentic Hall House boasts 15th century origins with later additions over successive centuries, to include striking enhancements by the renowned Arts & Crafts architect Baillie Scott, who added a first floor gallery to the central, double height, vaulted 'Hall' to create a spectacularly theatrical entertaining space.

Immaculately presented throughout, the property exudes character at every turn, boasting a wealth of authentic features to include exposed timbers, beams and brickwork, fireplaces, Elizabethan linen fold oak panelling and thumb latch doors, quarry tiled and polished oak floors and leaded light windows.

Externally, the house is attractively cocooned within established gardens to the south and west encompassing swathes of level lawn, a myriad of mature planting and several rare species of trees, together with an all-weather tennis court and acre paddock, complete with twin stable and feed store.

POINTS OF NOTE:

MAIN HOUSE:

- Welcoming entrance hall with attractive flagstone flooring. A door reveals a set of steps descending to the cellar, utilised for wine storage
- Impressive double height, vaulted drawing room complete with a magnificent inglenook fireplace incorporating original 'smoking cupboards', and a striking galleried landing above
- Well-appointed dual aspect kitchen/breakfast room comprising a comprehensive range of framed, Shaker style oak and painted base and wall cabinetry with granite counters over, a duo of butler sinks, hot/cold tap, four oven gas-fired AGA, integrated drawer-style fridge, concealed bin system, door to a shelved walk-in pantry and breakfasting area comprising an authentic bread oven. Oak flooring and access to a wisteria clad covered loggia revealing a sweeping vista over the rear garden
- Generously proportioned drawing/dining room extending to circa 38ft with oak wall panelling, open Tudor fireplace with carved stone surround and intriguing 'prayer nook', providing an ideal area for formal entertaining
- Study with bespoke fitted furniture comprising a double desk arrangement



- Principal bedroom suite with fitted wardrobes, charming fireplace featuring Delft tiling and display niches, fitted window shutters and wall panelling. Indulgent full bathroom encompassing a contemporary double ended bath, separate shower enclosure, wall-hung vanity console with integral storage and WC

- Additional bedroom suite with bathroom, vaulted beamed ceiling, charming fireplace and fitted pippy oak wardrobes. Two further bedrooms and stylish accompanying bathroom

ANNEXE:

- Positioned attractively across a crunch gravel courtyard from the main house, historic garaging has been recently converted to a superbly appointed self-contained annexe providing accommodation arranged over two floors. To the first floor are a bedroom with wardrobe storage and mezzanine study, complemented by a further bedroom (presently used as a gym) to the ground floor, contemporary shower room and sociable, open plan kitchen/living/dining room connected via a spacious, practically tiled entrance hall with oak staircase and cleverly built-in utility area. The annexe benefits from its own alarm system and gas boiler, with underfloor heating to the ground floor and radiators to the upper level

EXTERNAL:

- The delightful mature gardens which are largely laid to lawn, wrap invitingly around the main house to the south and west and offer both an enviable level of privacy as well as a diversity of established planting. Of particular note are the avenue of cherry trees, Douglas fir and Tulip trees and large flagstone terrace - perfect for al fresco dining. Within the garden there is also an all-weather tennis court

- An additional fully-fenced/gated acre paddock equipped with a twin stable, feed store and water supply is accessible from the garden or driveway area located to the front of the annexe

- The property is approached over a gated gravel driveway with plentiful parking for both the main house and annexe

SERVICES, INFORMATION & OUTGOINGS:

House - Mains electricity, gas, water and drainage
Annexe - Mains electricity, gas and water. Private drainage
Council Tax Band: H (house) A (annexe), Sevenoaks
EPC: Exempt (Grade II* Listed)

VIEWING:

Strictly by appointment via:
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Gross Internal Area (approx):

Main House: 326.1 sq m / 3,510 sq ft
 Cellar: 19.0 sq m / 204 sq ft
 Annexe: 104.6 sq m / 1,125 sq ft
Total: 449.7 sq m / 4,839 sq ft



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