



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Chestnut Avenue Westerham, Surrey TN16 2EG

GUIDE PRICE: £2,250,000 FREEHOLD

- NO CHAIN • UNLISTED FAMILY RESIDENCE
- 7,628 SQFT OF ACCOMMODATION • PRICED FOR UPDATING REQUIRED
- FOUR ACRES OF GARDENS & GROUNDS • SOUTHERLY ASPECT
- PERIOD FEATURES • CENTRAL LONDON - 21 MILES
- OXTED STATION - 4.2 MILES (LONDON BRIDGE & VICTORIA - 34/39 MINS)
- EASY ACCESS TO WESTERHAM, SEVENOAKS & M25

CHAIN FREE Arts & Crafts home occupying a secluded location only 21 miles from Central London, nestled peacefully into the contours of The North Downs and enveloped by south-facing gardens and grounds of approximately four acres. Solidly built in 1935 by renowned English builders Durtnalls, Compton Chase with its towering brick chimneys and mellow tile hung elevations is an impressive yet infinitely homely residence, offering circa 7,600 sqft of generously proportioned accommodation. Approached via a sweeping drive, the property affords a rare opportunity to acquire a largely authentic dwelling offering only its third owner exciting scope to update to modern taste.

OVERVIEW:

This handsome home provides well laid-out accommodation arranged over a total of four levels, with the ground and first floors connected via a striking staircase of truly grand proportion.

Characteristic of the Arts & Crafts handmade design philosophy married with Durtnells signature style of construction, the property is an exhibition of superlative craftsmanship, boasting a plethora of solid oak joinery, oak block flooring and timeless stone fireplaces. In keeping with the epoch's emphasis on healthy and natural living, ceiling heights - with the honesty of the beam work clearly displayed - are pleasingly elevated with an abundance of glazing allowing fresh air to circulate and an enviable quality of natural light to be dispersed throughout.

To the ground floor a welcoming and practical entrance lobby - understood to be an addition to the original design - opens to the magnificent inner hall from which all principal reception rooms are accessed, as well as a sizeable cloakroom. Of the receptions, the drawing room - approaching nearly 28 feet in length - and adjoining dining room provide the perfect backdrop for family living and entertaining, with a further sitting room ideal as a family or playroom. The garden room, simply decorated at present and likely also a later construct, would make for a fitting home workspace, with its outlook over the driveway and folding doors opening to the rear terrace.

The current kitchen is fully functional with fitted cabinets, integrated appliances and ample space for a breakfast table and chairs. It charmingly retains access to what would once have been the butler's pantry, in tandem with a utility room - essential for contemporary family living - and a delightful authentic larder with original slate shelving.

An essential boot room, WC and study (historically the servants' dining room) - complete the accommodation at this 'working' end of the house, where a set of stairs wind down to useful (dry) cellarge below.



The first floor boasts similarly generous proportions, with a total of eight bedrooms - six principal, five of which have southerly aspects and views - complemented by no less than six bath or showerrooms. A laundry room with sink has been commandeered for ironing, whilst a number of useful storage solutions have been built-in throughout and ceiling heights remain high.

The second floor offers yet more versatile space, presently serving as a games room, attic and store.

Providing a lush backdrop, the mature grounds are ostensibly laid to grass with interspersed planting and mature trees. Totalling four acres and wrapping invitingly around the house, they cement the compact-estate allure, provide plenty of recreational space for all generations to enjoy and exciting scope in their own right to be redesigned and landscaped to taste. Component features include the old croquet lawn, a sunken rose garden and orchard.

A sweeping circular carriage driveway offers an abundance of parking, with a brick-built outbuilding encompassing garaging, a tool store and workshop.

LOCATION:

Chestnut Avenue is an exclusive, private road forming part of The North Downs Way, within the Metropolitan Greenbelt and the Kent/Surrey Downs Area of Outstanding Natural Beauty. The pretty and historic market town of Westerham is but 3 miles away, with its vibrant array of independent boutiques, eateries and convenient day-to-day amenities to include a doctor's surgery, dentists, gym and library. More comprehensive facilities can be found at nearby Oxted with its mainline station offering fast and frequent services to London (London Bridge & Victoria) in under forty minutes as well as access to the M25 at junction 6. An array of schooling options to include Caterham, Woldingham, Radnor House, Hazelwood and Lingfield College are within easy reach.

SERVICES, INFORMATION & OUTGOINGS:

Mains electricity and water. Oil fired central heating. Private drainage

Council Tax Band: H (Tandridge)

EPC: F

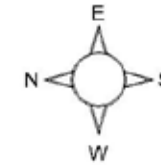
VIEWING:

Strictly by appointment via James Millard Independent Estate Agents

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Compton Chase, Chestnut Avenue
Main House internal area 7,628 sq ft (709 sq m)
Outbuilding internal area 898 sq ft (83 sq m)
Total internal area 8,526 sq ft (792 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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