







# Viewlands Avenue

Westerham, Kent TN16 2JE

GUIDE PRICE: £925,000 FREEHOLD

- PEACEFUL SEMI-RURAL SETTING
- JUST TEN MINUTES' DRIVE FROM CENTRAL WESTERHAM
- EXTENDED FAMILY-FRIENDLY SEMI • 'TURN KEY' FINISH
- VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS
- SUPERB OPEN PLAN KITCHEN/DINING/LIVING ROOM WITH GARDEN ACCESS
  - TWO BEDROOM SUITES, FURTHER BEDROOM
- FLEXIBLE GROUND FLOOR FOURTH BEDROOM • GROUND FLOOR SHOWER ROOM
  - SOUTHERLY FACING LEVEL GARDEN • PLENTIFUL DRIVEWAY PARKING
- DETACHED GARAGE & WORKSHOP WITH STORAGE ROOM ABOVE
  - EASY ACCESS TO THE PICTURESQUE NORTH DOWNS WAY

Attractive and highly versatile semi-detached home with level southerly facing garden, generous garaging and plentiful parking, occupying a peaceful, semi-rural location between Westerham Hill and the charming village of Knockholt, with its highly regarded primary school.

Superbly appointed and immaculately presented throughout, the property offers an enticing array of accommodation to include a showpiece open-plan kitchen, dining, and living room. With its impressive proportions, built-in appliances and folding doors leading out to the garden, this sociable hub is ideal for entertaining or simply relaxing with the family.

The addition of a ground floor fourth bedroom/study and accompanying shower room just across the hall adds convenience and versatility to the layout, being ideal for any guests or family members who prefer lateral living.

Beyond the sunny south-facing garden, another highlight is the garage, complete with an integral workshop and upper mezzanine room, providing ample space for storage or hobbies.

#### POINTS OF NOTE:

- Oak Amtico flooring throughout the ground floor
- Spacious and welcoming entrance hallway with recessed LED ceiling spotlights and door to a deep storage cupboard housing a Vaillant gas-fired boiler and hot water tank
- Useful utility room with space/plumbing for a washing machine and a mix of fitted base/wall storage cupboards with accompanying countertop. From here a door leads through to the ground floor shower room equipped with a corner enclosure with drench head and additional handheld shower, WC and floor-mounted vanity with basin and integral storage
- Versatile, dual aspect bedroom four - currently used as a study and adjacent family room/snug with provision for an electric fire
- Striking and expansive open plan kitchen, dining, living room with a focal fireplace incorporating a recessed log burner and folding doors opening invitingly to the garden, unifying the interior and exterior space superbly. To the kitchen area, a comprehensive array of Shaker style cabinetry in a deep navy blue colourway has been fitted, topped with Silstone quartz counters to include a stylish central island with integral breakfast bar. A full gamut of appliances accompanies, to include double AEG ovens, dishwasher, tumble dryer and electric induction hob with extractor over. There is also space for an American style fridge/freezer, twin butler sinks and a concealed bin system. A large understairs' cupboard is an ideal spot to house a vacuum and ironing board amongst other items





- To the first floor, the principal bedroom suite enjoying a vista over the garden is a luxurious proposition, with its dedicated walk-in wardrobe (complete with rails and shelving) and full en suite bathroom comprising a double ended bath, separate shower enclosure, WC and vanity cabinet with basin/storage. Neutral metro tiling provides a timeless design accent and a chrome ladder-style towel rail warms towels to perfection

- A second bedroom suite encompasses a well-planned shower room whilst a third bedroom accommodates a double bed with ease. Both benefit from convenient built-in wardrobes

- Externally the family and pet-friendly south-east facing garden enjoys a level profile, is largely laid to lawn and is defined by an attractive combination of hedged/fenced boundaries. A paved terrace is the ideal spot for an outdoor furniture set and there is handy gated access to the driveway

- To the end of the garden is the detached double garage, equipped with power/light with doors opening to a further driveway area. Half of the garage space has most recently been utilised as a workshop and an internal staircase ascends to a most useful mezzanine storage area

#### LOCATION:

The historic town of Westerham is located in the valley of the River Darent in a central position between the larger towns of Sevenoaks and Oxted. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafes, pubs and restaurants. The town is surrounded by some of the finest countryside in Kent.

#### SERVICES, OUTGOINGS & INFORMATION:

Mains electricity, gas, water and drainage  
Council Tax Band - Band G (Bromley London Borough)  
EPC: D

#### VIEWING:

Strictly by appointment via -

James Millard Independent Estate Agents  
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Approximate Area = 1759 sq ft / 163.4 sq m  
 Garage = 620 sq ft / 57.6 sq m  
 Total = 2379 sq ft / 221 sq m  
 For identification only - Not to scale

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