



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Hosey Hill/French Street, Westerham, Kent, TN16 1PJ

GUIDE PRICE £1,500,000 FREEHOLD

- UNIQUE UNLISTED PROPOSITION • PEACEFUL & SECLUDED SETTING
 - SURROUNDED BY GREENBELT & AONB COUNTRYSIDE
 - SPACIOUS & FLEXIBLE ACCOMMODATION
 - INTEGRAL ANNEXE POTENTIAL
- CIRCA 4 ACRES OF GARDEN & PRIVATE WOODLAND
- LARGE DETACHED DOUBLE GARAGE & STABLE/STORE
 - PLENTIFUL PARKING • WESTERHAM - 1 MILE
- CLOSE TO SCHOOLS & KENT GRAMMAR CATCHMENT

Occupying an enviably idyllic location, this character home with its unique blend of desirable features is perfect for anyone seeking a secluded and tranquil escape from the hustle and bustle of everyday life. The property's detached nature ensures privacy and a sense of exclusivity that is rare to find.

Built on the site of a former lodge house and attractively enveloped by its own garden and grounds - to include just under four acres of ancient bluebell woods - this much-loved family home offers 2,823 sqft of comfortable and highly versatile accommodation, with superb scope to personalise to taste and establish an integral annexe should one wish.

A large double garage complete with stable and store provide a useful accompaniment as well as a generous amount of private parking.

Westerham with its reliable choice of everyday amenities is conveniently located just one mile away.

POINTS OF NOTE:

- A relaxed retreat on warmer days, the orangery with its striking lantern roof forms the main entrance point for the property, effectively linking the kitchen, family room and spacious inner hallway, which offers access to both a wine store and practical coats' cupboard
- Triple aspect kitchen offering a delightful external outlook, comprising a twin hot plate/twin oven Rayburn with granite splashback/extractor over and a mix of base/wall cabinetry to include a peninsular style breakfast bar. Under-mounted 1.5 bowl sink with mixer tap, space for an undercounter fridge, space/plumbing for a dishwasher and slate flooring. There is an open aspect to a versatile family room, ideal for casual dining, a TV room/snug or playroom for younger family members
- Sitting room of grand proportion with attractive mahogany woodblock flooring and impressive corner fireplace incorporating an inset wood-burning stove. Expansive picture windows provide a delightful vista over a large, paved rear terrace. An adjacent dining room is perfect for more formal gatherings
- Ground floor bedroom - or further reception should one require - with a bank of wardrobes fitted to one wall. A convenient shower room is located directly across the hall, comprising an enclosure with Aqualisa system, WC and floor mounted cabinet with basin and storage
- Utility room with space/plumbing for a washing machine and separate tumble dryer. Low-level storage cupboards paired with matched wall units, counter top, tiled splashbacks and sink with mixer tap/drain. Space for a tall fridge and freezer. Useful door leading out to the garden and door opening to a room presently utilised as a study



- A wide staircase from the hallway rises to a roomy first floor landing with double doors to a deep, shelved airing cupboard
- Principal bedroom with a glorious outlook over the valley, walk-through dressing area incorporating a built-in wardrobe and en suite bathroom with corner bath, shower enclosure and vanity console with concealed cistern WC and basin
- Two further bedrooms, including one with extensive eaves' storage and a further well-appointed bathroom
- The lovingly established gardens which wrap invitingly around the property are a fine and defining feature, encompassing landscaped terraces, level lawn, a myriad of mature planting and a dedicated fruit/vegetable cage complete with greenhouse. Beyond the garden and easily accessible from it, the ancient woodland is carpeted with bluebells in the spring and encompasses a historic, shallow ragstone quarry
- A detached double garage, complete with stable/stores completes the profile, accompanied by two areas of private parking and an additional workshop

SERVICES & OUTGOINGS:

Mains: electricity and water. Private drainage (modern treatment plant). Oil fired central heating.
Council Tax Band: G Sevenoaks District Council
EPC: E

LOCATION:

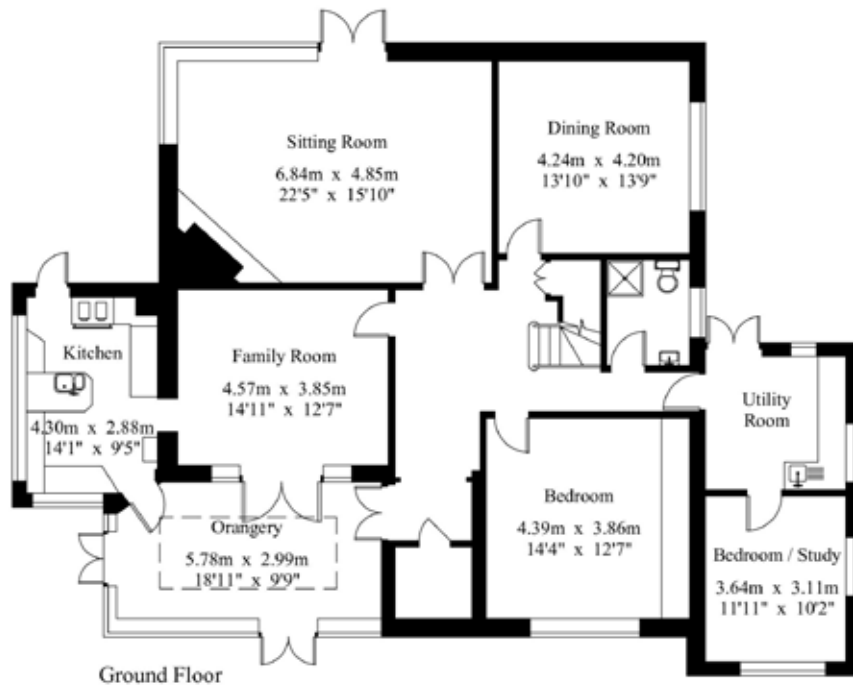
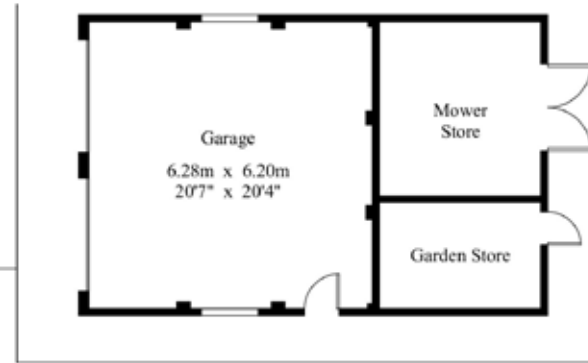
French Street is a picturesque hamlet comprising just a handful of homes, located amidst wooded hills to the south of Westerham, close to Chartwell, the historic home of Sir Winston Churchill.

The nearby historic town of Westerham is situated approximately 1 mile distant, in a central position between the larger towns of Sevenoaks and Oxted. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafés, pubs and restaurants. There is also a medical centre and library. Bus services run from the town to Bromley, Sevenoaks and Oxted, where a wider choice of shops and facilities can be accessed. Oxted and Sevenoaks also benefit from fast and frequent mainline rail services to London in just over 30 minutes. A wide choice of both state and private schools are on offer in the area, as well as a broad mix of sporting and recreational facilities. The M25 for other major road networks can be accessed at either junction 5 or 6.

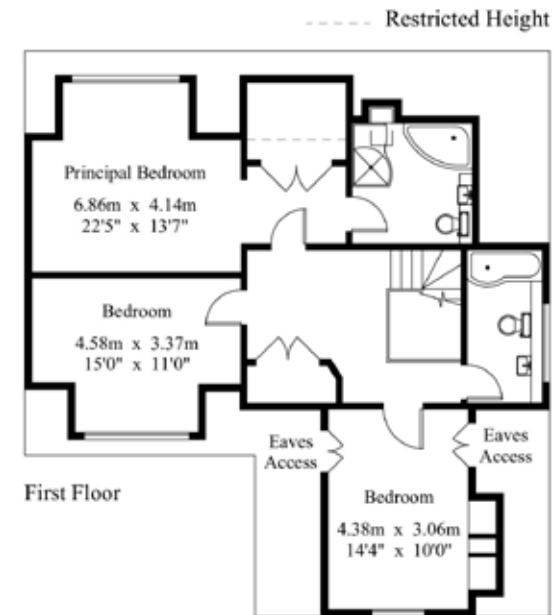
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House - Gross Internal Area : 262.3 sq.m (2823 sq.ft.)
 Garage Block - Gross Internal Area : 62.0 sq.m (667 sq.ft.)
 Outbuilding - Gross Internal Area : 16.4 sq.m (176 sq.ft.)



Ground Floor



First Floor



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