



South Bank, Westerham, Kent

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## South Bank, Westerham, Kent

A well laid-out detached five-bedroom house located in a popular market town, benefitting from far reaching views.



**Tenure:** Freehold

**Local authority:** Sevenoaks District

**Council tax band:** G























## Valley View

The master bedroom benefits from having a dressing area and en suite shower room. It has sliding doors opening onto the garden and fitted wardrobes. There are a further three double rooms and a separate bathroom. There is also a single bedroom which could be a second study.

Externally the south facing landscaped gardens are a great feature for the property. There are far reaching views over Westerham as the property is in an elevated position. The garden sits over two levels with a patio area perfect for alfresco dining and the remainder of the garden being mostly laid to lawn, also with a pond. There is an indoor pool with a jacuzzi shower and sauna area, it also has its own patio space. The garden is well boarded allowing for plenty of privacy.

## Situation

Valley View is situated in a delightful semi rural location 0.3 miles of the sought after village of Westerham, which offers many conveniences such as boutique shops, restaurants, supermarkets, public houses and a primary school.

The property is located 3.7 miles from Oxted, which offers a comprehensive range of shops, including supermarkets, schools and recreational facilities, as well as a mainline station with links to London Victoria and London Bridge.

Sevenoaks, with a more comprehensive range of shops, including a Waitrose, schools and recreational facilities, as well as a mainline station to London Bridge, London Cannon Street and London Charing Cross from 25 mins, is 6.5 miles away. The property is well positioned for the M25 motorway, providing links to the national motorway network.

(All distances and times are approximate)



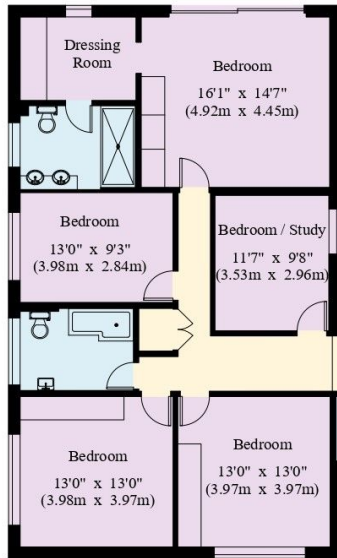












Ground Floor

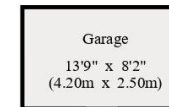
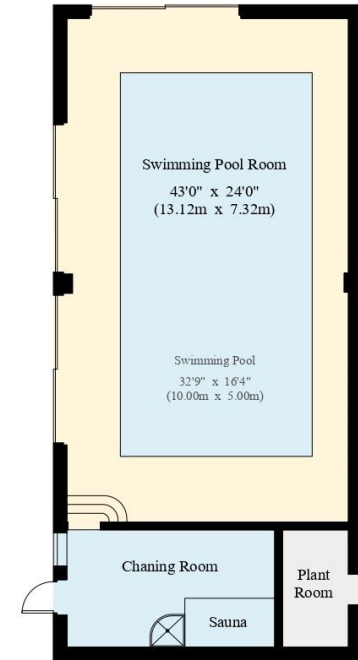
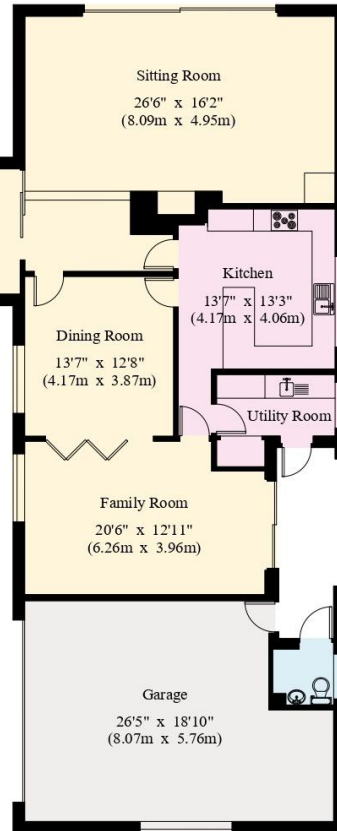
Approximate Gross Internal Floor Area  
423 sq m (4551 sq ft)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Floor Area  
House/Garage - 290.5 sq m (3126 sq ft)  
Pool House - 121.6 sq m (1308 sq ft)  
Detached Garage - 10.9 sq m (117 sq ft)



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated October 2022.

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