

Chestnut Avenue

Westerham, Surrey



A fantastic six bedroom family home, situated on Chestnut Avenue, Westerham.



6



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Summary of accommodation

The House

Ground floor: Reception hall | Kitchen | Family room | Sitting room | Dining room | Conservatory | Utility room | WC

First floor: Principal bedroom with a dressing room, ensuite and balcony

Guest bedroom with ensuite and balcony | 3 further bedrooms one of which is used as a study | Family bathroom

Annexe

Ground floor: Kitchen | Living room | Shower room | WC

First floor: Bedroom

Outside

Garage & workshop | stables | gym





Situation

Times and distances are approximate.

Situated in a highly sought after area, close to Oxted, Westerham and Woldingham all offering a charming mix of restaurants, cafes, local shops and boutiques ensuring a strong local community.



The immediate countryside provides for marvellous walks and riding.



A variety of sporting activities can be had with many tennis, rugby and football associations along with various golf clubs such as Westerham, Tandridge and Park Wood.



The nearby towns of Oxted (4 miles) and Sevenoaks (7 miles) are very popular due to the fast train services to London Victoria (from 31 minutes) and London Bridge (from 28 mins).



The national motorway network and Gatwick Airport are easily accessed via the M25 at Godstone (Junction 6) or Sevenoaks (Junction 5).



The area is well known for having a fine selection of schools at primary and secondary levels, in both the state and private sectors including Churchill Primary School Westerham, Hazelwood in Limpsfield, Woldingham School for Girls, New Beacon Sevenoaks, Sevenoaks School and the Kent grammar schools.





The House

This charming and expansive property offers a wealth of living space, modern conveniences, and flexibility for various uses. Set in approximately three acres, this family home blends traditional elegance with contemporary amenities. The property is approached via electric gates and a gravel driveway leading up to the front of the house.

As you enter you are immediately greeted by the welcoming hall. It also includes a snug area fitted with log burner, providing warmth and charm to this space. Moving through, at the heart of the home is the bespoke kitchen, equipped with modern fixtures and fittings, complemented by an Aga stove. The space includes wall and base units, plenty of worktops, making it both practical and stylish.

Adjacent to the kitchen is the dining room, featuring beautiful parquet flooring, the dining room benefits from ample natural light. Its feature fireplace adds a touch of warmth, and the lovely bay window offers views of the outdoor garden, making it an ideal spot for entertaining family and friends. The dining room seamlessly flows through to the spacious sitting room. This room boasts parquet flooring and an open feature fireplace.

French doors lead out to the patio area, connecting the indoor space to the garden and allowing for an easy transition to outdoor entertaining spaces/patio areas. Heading back down the hallway, the family/games room, has been well designed for entertaining, currently fitted with a bar and pool table and features another beautiful fireplace. The conservatory offers another peaceful retreat with French doors opening out to the rear patio. A downstairs and WC and utility complete this floor.



Heading upstairs the spacious principal bedroom includes a dressing room and an ensuite shower room. French doors open to a beautifully tiled balcony, offering a tranquil view over the gardens. The guest bedroom with ensuite, shares the balcony with the principal suite. There are three further bedrooms, one benefitting from fitted cupboards and currently used as a study, all share a well-appointed family bathroom, providing ample space and comfort for the rest of the family.



Annexe



Annexe



Annexe

Accessed via its own separate entrance to the front of the property (or internally via the utility room) the integral annexe offers further accommodation. The annexe benefits from its own kitchen, living room, bedroom, and ground floor shower room/WC. Currently listed on Airbnb, this could provide further income if you wish or be used for multi-generational living.

Gardens and Grounds

The property is set in approximately 3 acres of land, boasting a secluded and peaceful setting, with extensive laid-to-lawn areas and a paddock/field that adds to the country estate feel. The property features a large double garage, ideal for vehicle storage, along with a workshop or storage area, providing additional space.

There are three stables on the grounds, which are in need of modernisation. These could be refurbished for equestrian use or developed into further accommodation, offering an exciting potential. The most recent addition to the property is a gym/studio space. This versatile area could serve as a home gym, studio, or even additional accommodation with the right permissions.

Property Information

Tenure: Freehold.

Local Authority: Sevenoaks District Council.

Council Tax: Band G

EPC: E

Viewing: Strictly by appointment through Knight Frank.

Approximate Gross Internal Floor Area

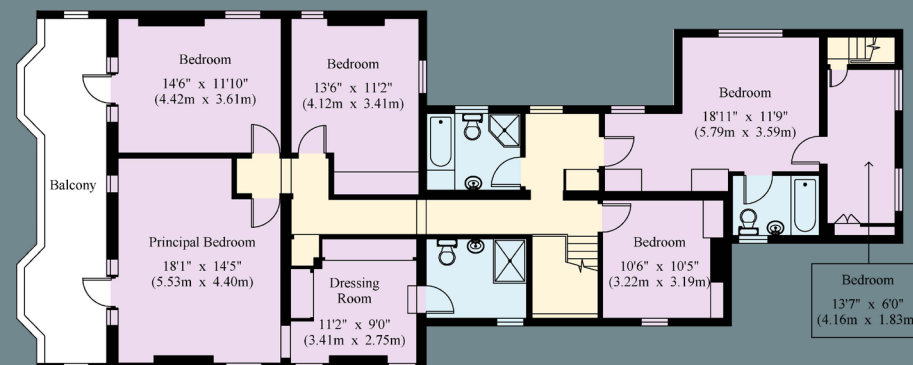
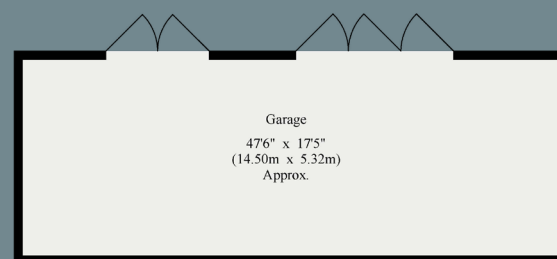
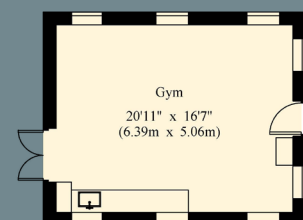
House: 340.9 sq.m / 3,669 sq.ft

Garage: 77 sq.m / 828 sq.ft

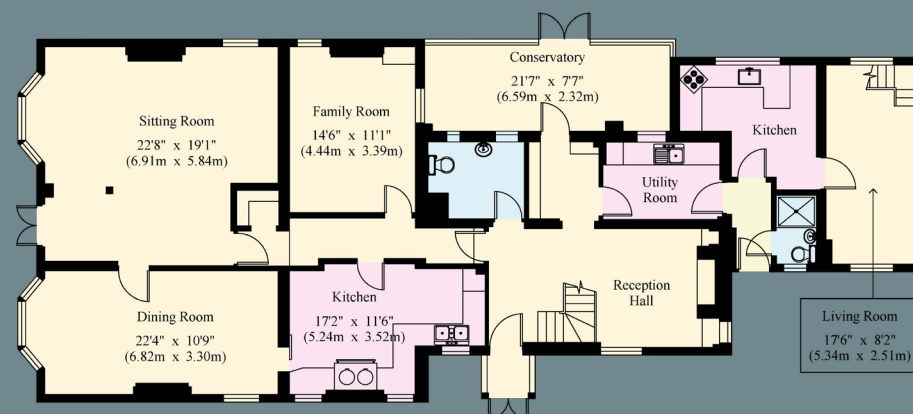
Stables: 42.1 sq.m / 453 sq.ft

Gym: 32.8 sq.m / 353 sq.ft

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.



First Floor



Ground Floor

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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 October 2024. Photographs and videos dated September 2024.

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