



WESTCOMBE HOUSE

Wilderness Avenue, Sevenoaks



WESTCOMBE HOUSE IS AN ATTRACTIVE FAMILY HOME
OCCUPYING A DELIGHTFUL POSITION IN THE HEART
OF THE PRESTIGIOUS WILDERNESSE ESTATE.

Main House

Lower Ground Floor: Family room; Gym; Sauna and shower room; Boiler room

Ground Floor: Reception hall; Kitchen / breakfast room; Cloakroom; Dining room; Drawing room; Family room; Study

First Floor: Principal bedroom with two separate dressing roms, en suite bathroom and large terrace balcony; Four further bedrooms with en suites

Second Floor: Attic

Gardens and Grounds

Detached double garage; Tennis court; Greenhouse; Summerhouse; Landscaped gardens



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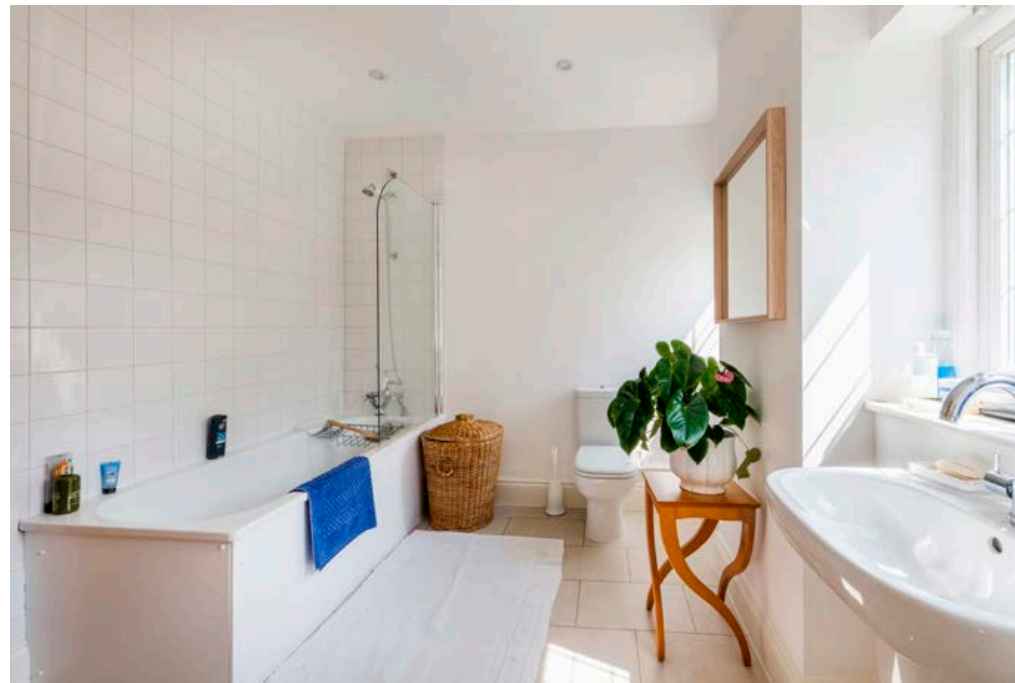
Postcode – TN15 OEA



THE PROPERTY

On the ground floor the double height entrance hall opens into the kitchen / breakfast room with a delightful aspect of the south-facing garden creating a wonderful sense of arrival. The reception rooms are all of generous proportions and provide a great balance between formal and informal living. On the first floor the superb principal bedroom suite benefits from two separate dressing rooms, a well-appointed bathroom and expansive terrace balcony. There are also four further en suite bedrooms. The lower ground floor provides flexible accommodation and comprises a family room and gym with sauna and shower room. There is also an independent entrance to a courtyard area.





GARDENS & GROUNDS

The house is set back from the road and is well screened by mature trees and hedging providing an excellent degree of privacy. Sitting centrally within its plot the property is approached via electric gates over a tarmacadam driveway with parking for several cars. There is also a detached double garage. The property benefits from an attractive outlook to the front while to the rear the established south-facing garden is principally laid to lawn with mature hedging creating an extremely private aspect. The garden benefits from a number of terraced areas ideal for enjoying the warmer months. There is also a hard tennis court, greenhouse and summerhouse. The gardens are a particular feature of the property and extend to approximately 1 acre with both formal and informal areas.



SITUATION

Westcombe House is situated on the exclusive and private Wildernesse Estate, one of the most sought after addresses on the outskirts of Sevenoaks. The attractive Avenue is lined with Lime trees, planted to commemorate Wellington’s visit to the estate in 1815 (the year of Waterloo). The Estate has been designated a Conservation Area to protect its sylvan nature, which makes it so unique and popular.

Sevenoaks is situated just outside the M25 and is ideally positioned for access to London, the national motorway network and the international airports of Gatwick and Heathrow. Biggin Hill airport is approximately 12 miles to the North West. Fast rail services are available from Sevenoaks main line station to London Bridge or London Charing Cross taking between 30 and 40 minutes www.nationalrail.co.uk.

There are numerous excellent schools in the area including Sevenoaks School, Walthamstow Hall, New Beacon, The Granville, Sevenoaks Prep School, St Michaels and Radnor House as well as numerous good primary and grammar schools.

Comprehensive shopping facilities are available in Sevenoaks, Tunbridge Wells and Bluewater near Dartford. Sporting facilities in the area include local Cricket and Rugby clubs, golf clubs at The Wildernesse Golf Club, Knole Park and Nizels and motor racing at Brands Hatch.

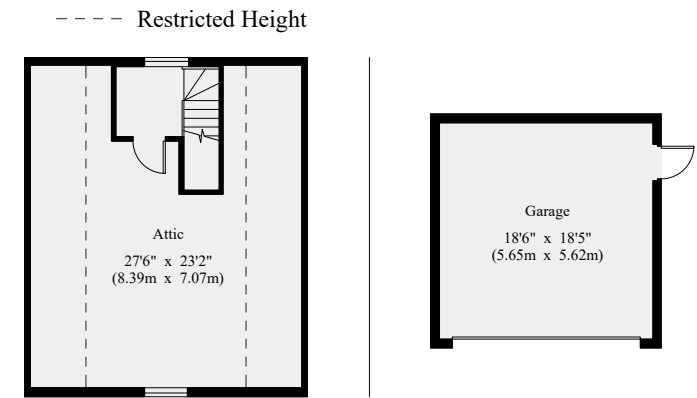
DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction, over the cross-roads, and at the end of the line of shops fork right onto Seal Hollow Road. Follow this road for just over 1 mile before turning right into the pillared entrance way to Wildernesse Avenue. The entrance to Westcombe House will be found on the right hand side just before the brow of the hill.

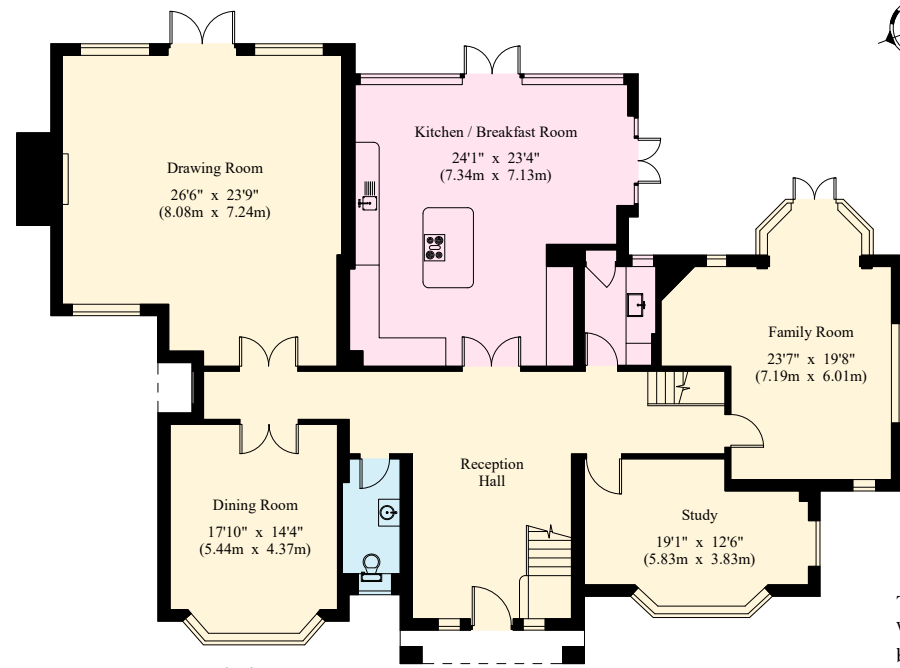




First Floor



Second Floor



Ground Floor

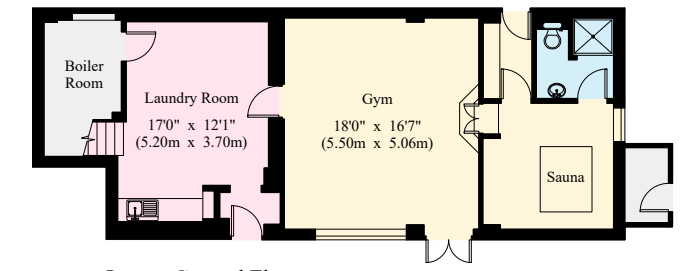


Westcombe House

House - Gross Internal Area : 582.3 sq.m (6267 sq.ft.)

(Including Attic)

Garage - Gross Internal Area : 31.4 sq.m (337 sq.ft.)



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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