



Old Hill House, Chestnut Avenue, Westerham - TN16 2EG

Guide Price £1,750,000

FINE & COUNTRY





Old Hill House, Chestnut Avenue, Westerham, TN16 2EG

A stunning and versatile, 6 bedroom, 4 reception room, 4 bathroom detached family residence, set within secluded and landscaped grounds of some three acres, benefitting from a detached cottage, currently used as a gym/entertaining space, stabling with paddock for equestrian use, one bedroom self contained annexe, ideal for extra accommodation of holiday rental, all set within easy access of Westerham Village and Oxted or Woldingham Railway Station serving London within 30 minutes.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached Residence
- Period Features
- Separate Self Contained Annexe
- Detached Cottage/Gym/Entertainment Space
- Three Acres of Private Grounds with Views
- Westerham Village & Choice of Stations
- Paddock & Outbuildings





Old Hill House Chestnut Avenue Westerham, TN16 2EG

A fine period home with equestrian potential, ancillary accommodation and beautifully landscaped grounds extending to approximately three acres.

Dating back some 200 years with a later Victorian extension, Old Hill House is a distinguished and versatile detached residence offering over 4,000 sq ft of accommodation, blending characterful period features with modern touches. Set behind electric gates on a gravel driveway, the property enjoys a high degree of privacy within beautifully landscaped grounds and is ideally located for access to countryside walks, a nearby golf course, and the charming town of Westerham.

The main house offers **six bedrooms, four reception rooms, and four bathrooms**, along with **ancillary accommodation**, a detached gym/studio cottage, and excellent **equestrian potential**.

Accommodation Overview

Upon entering the home, a welcoming **reception hall** sets the tone, featuring a **newly fitted pine staircase**, a **snug area with wood-burning stove**, and character detailing throughout. A **boot room** provides practical storage for country living.





Old Hill House Chestnut Avenue

Westerham, TN16 2EG

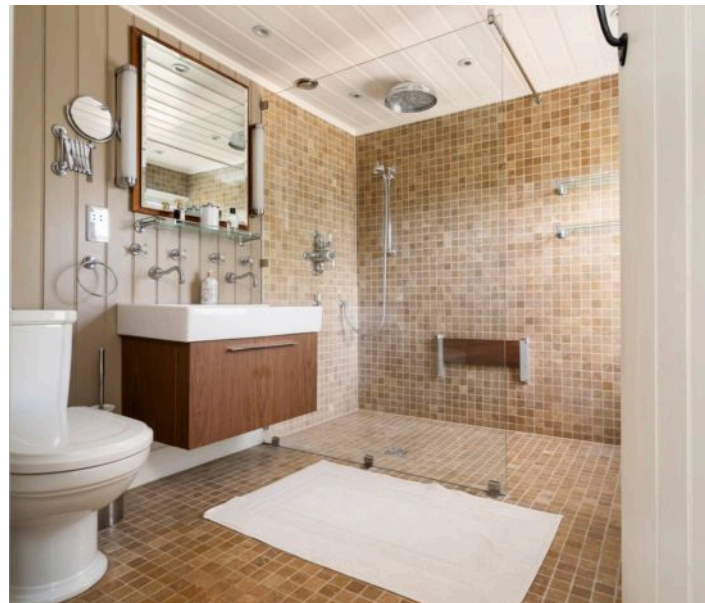
The heart of the home is a **modern kitchen/breakfast room**, fitted with a stylish range of units, **Aga**, and **larder cupboard**—ideal for family life and entertaining. A door leads through to the **formal dining room**, which showcases **parquet flooring**, a **feature fireplace**, and a **bay window** overlooking the grounds.

The **impressive sitting room** offers a wonderful sense of light and space, with a **splayed bay window**, **open fireplace**, and **French doors** opening onto a patio area. A further **family room with bar** provides a relaxed setting for socialising.

Additional ground floor spaces include a **utility room**, **cloakroom/WC**, and useful storage areas throughout.

First Floor

The first floor features six bedrooms in total. The **master suite** enjoys access to a **private balcony** with lovely views, as well as a **dressing room** and luxurious **en-suite bathroom**. A second bedroom also benefits from **en-suite facilities** and bedroom 3 with access to the balcony. Two further bedrooms share a **family bathroom**, with one currently arranged as a **study** with a wood-burning stove and views across the gardens.





Old Hill House Chestnut Avenue

Westerham, TN16 2EG

Annexe Accommodation

Ideal for guests, multi-generational living or as a holiday rental, the **self-contained annexe** has both internal and external access. It comprises a **lounge, kitchen,** and **shower room** on the ground floor, with a **bedroom** above. Some areas benefit from **underfloor heating**, and the annexe currently operates successfully as a short-term let.

Outside & Equestrian Facilities -

Old Hill House is set in **grounds extending to approximately three acres**, including **three-quarters of an acre of formal gardens**, extensive **lawns**, a **nature pond with ducks**, **woodland**, and **countryside views**.





Old Hill House Chestnut Avenue

Westerham, TN16 2EG

A **decked patio with hot tub** is accessed from a **magnificent detached cottage**, currently used as a **gym and entertaining space with air conditioning**. Subject to the necessary consents, this building offers excellent scope for further development. Equestrian buyers will note the **paddock, three stables** (requiring refurbishment), and ample space to create additional facilities if desired. The property also features a **detached garage block of some 47 ft**, offering flexibility for **car enthusiasts**, a **workshop**, or further ancillary accommodation (STPP). A charming **cottage-style garden** with **greenhouse, raised vegetable beds**, and mature planting completes the external offering.

Situated in a highly sought after area of Westerham, close to Orpington, Oxted and Woldingham Railway Stations serving London Bridge and Victoria station (31 minutes). Immediate countryside provides for walks and riding and a variety of sporting activities to include golf at Westerham, Tandridge and Park Wood. The nearby town of Oxted (4 miles) and Sevenoaks (7 miles) offer an excellent range of shopping facilities, as well as restaurants, pubs, swimming/gym complex, cafes, supermarkets and cinema. 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.

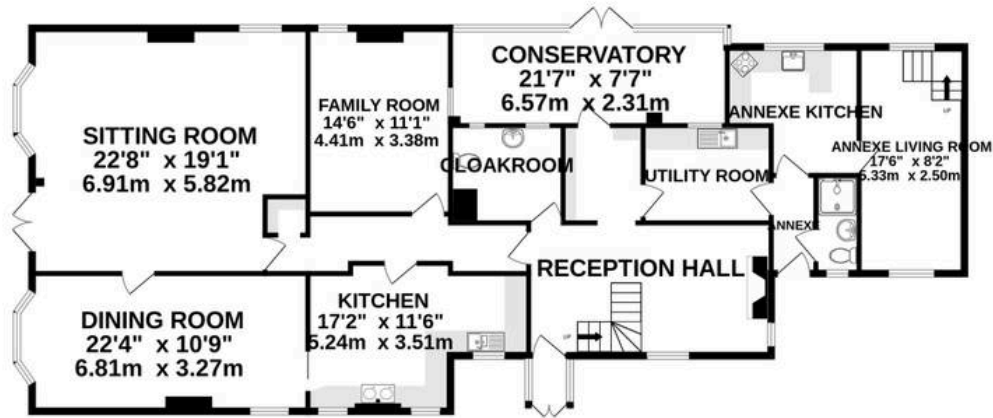




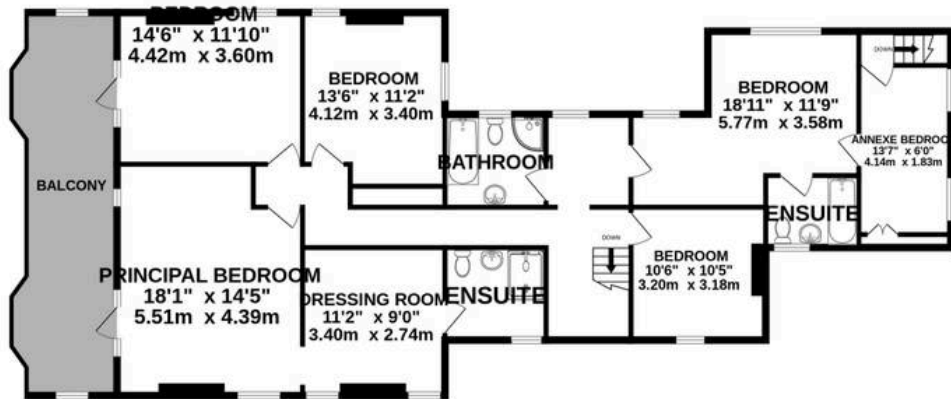




GROUND FLOOR



1ST FLOOR



STABLES
453 sq.ft. (42.1 sq.m.) approx.



GARAGE
828 sq.ft. (76.9 sq.m.) approx.



GYM
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 3669sq.ft. (340.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Park & Bailey Land & New Homes

Estates Office, 7 The Crescent Station Road, Surrey - CR3 7DB

01883 653 000

surrey@parkandbailey.co.uk

www.parkandbailey.co.uk/