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Peaceful Living...

Well Hill Lane, Chelsfield

Guide Price £1,250,000 - £1,300,000

FREEHOLD

Chain-Free and proudly presented to the market, is this stunning 5 / 6 Bedroom Detached Family-Home. Situated within beautifully landscaped grounds, within the rural and quiet village of Well Hill, this fantastic property benefits from Large Living Accommodation throughout, Three Bathrooms, Ample Off Street Parking, a self-contained Den, alongside a large & private rear garden. We highly recommend booking your appointment to view this unique family-home. EPC Rating 55 D

FEATURES INCLUDE:

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| <input checked="" type="checkbox"/> 5 / 6 Bedroom Detached Home | <input checked="" type="checkbox"/> Huge Driveway & Garage |
| <input checked="" type="checkbox"/> Chain-Free | <input checked="" type="checkbox"/> Secluded Rear Garden |
| <input checked="" type="checkbox"/> Area of Outstanding Natural Beauty | <input checked="" type="checkbox"/> Self-Contained 'Den' |

REF: 11532

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The accommodation comprises:

DRIVEWAY & SIDE ACCESS As you pull onto the driveway of this stunning property you are certain to ascertain that 'Welcome Home' feeling. With ample space surrounding the detached property, there is an abundance of off street parking available, alongside gated side access to the rear garden and garage.

ENTRANCE HALL 20' x 18' 5" (6.1m x 5.61m) Entering via the double-glazed feature front door and into this spacious family-home, the welcoming Entrance Hall boasts two wall-mounted feature radiators, fully-tiled flooring, and stairs leading to the first floor landing.

'L' SHAPED KITCHEN 21' x 19' 5" (6.4m x 5.92m) The 'L' shaped Kitchen is fully-equipped to meet your families daily needs. Boasting a large double-glazed window and double-glazed patio doors to rear, an array of matching wall and base units (with worktops over), a feature butler sink, a wall-mounted radiator, alongside plumbing and space for appliances. Fully-tiled flooring and part-tiled walls allow for easy cleaning.

UTILITY ROOM 13' x 3' 8" (3.96m x 1.12m) The Handy Utility Room is adjacent to the Kitchen and comprises two double-glazed windows to side, fully-tiled flooring, and ample space and plumbing for utilities.

FAMILY ROOM 24' x 13' 6" (7.32m x 4.11m) The Family-Room is at the heart of this home and provides the ideal space in which to sit back, relax and unwind of an evening. Bountiful natural light is provided via two double-glazed windows to side, and a large double-glazed window to front, whilst warmth and comforts are ensured by two wall-mounted radiators, a brick-built feature fireplace, and solid-wood flooring.

DINING ROOM 14' 5" x 13' 5" (4.39m x 4.09m) The sizeable Dining Room comprises a large double-glazed bay window to front, a wall-mounted radiator, and wood-laminate flooring.

HOME-OFFICE 10' x 8' (3.05m x 2.44m) Comprising of a double-glazed window to rear, a wall-mounted radiator, and wood-laminate flooring, this ground-floor room offers the versatility to be utilised for a Home-Office, or a 6th Bedroom if required.

BEDROOM FOUR 16' 5" x 13' (5m x 3.96m) Bedroom Four is a superb sized double and has an adjoining en-suite. Double-glazed patio doors to rear provide views and access to the garden, a wall-mounted radiator, and durable wood-laminate flooring ensure comforts.

EN-SUITE 7' 5" x 6' (2.26m x 1.83m) The En-Suite to Bedroom Four encompasses a double-glazed window to side, a heated towel rail, a W/C, a hand-wash basin, and a bath with feature 'Rainfall' Shower head.

BEDROOM FIVE 12' 5" x 9' (3.78m x 2.74m) Bedroom Five is another great sized double and boasts a large double-glazed window to front, a wall-mounted radiator, and wood-laminate flooring.

DOWNSTAIRS BATHROOM 8' 2" x 6' (2.49m x 1.83m) The Downstairs Bathroom is of a sleek and modern design and comprises a double-glazed window to side, a heated towel rail, a low-level W/C, a hand-wash basin, and a bath. Part-tiled walls and fully-tiled flooring ensure effortless upkeep.

FIRST FLOOR LANDING 25' x 10' 7" (7.62m x 3.23m) The First Floor Landing is bright and spacious and comprises a double-glazed window to front, a double-glazed window to rear, two wall-mounted radiators, eaves storage, as well as solid-wood flooring.

BEDROOM ONE 14' 5" x 14' 5" (4.39m x 4.39m) Bedroom One boasts a double-glazed window to side, a double-glazed window to front, a feature radiator, built-in wardrobes, solid-wooden flooring, alongside access to the 'Jack and Jill' Bathroom.

JACK AND JILL BATHROOM 11' x 10' 7" (3.35m x 3.23m) The 'Jack and Jill' Bathroom is accessible via the First Floor Landing or Bedroom One. Benefiting from a double-glazed window to side, a feature radiator, a low-level W/C, a hand-wash basin, a bath, and a shower unit. Part-tiled walls and fully-tiled flooring allow for easy cleaning.

BEDROOM TWO 12' 5" x 12' 5" (3.78m x 3.78m) Bedroom Two is another great sized double and comprises a double-glazed window to rear, a double-glazed window to side, a feature radiator, eaves storage, and solid-wooden flooring.

BEDROOM THREE 12' 5" x 11' 5" (3.78m x 3.48m) Bedroom Three comprises a double-glazed window to side, a double-glazed window to front, a feature radiator, alongside solid-wood flooring.

GARDEN The Garden compliments this family-home and showcases what rural living really has to offer. A large patio seating area welcomes you out from the Kitchen and provides a stunning place to entertain, whilst the large lawn backs onto the Woodlands, and is bordered by mature shrubs and bushes for privacy.

DEN 19' x 15' 5" (5.79m x 4.7m) The self-contained Den is perfect for a home-office, teenagers 'Den' or could even be utilised as an Annex. Boasting its own entrance, a double-glazed window to side, fully-tiled flooring, as well as running on its own electric board and boiler.

DEN BATHROOM 8' x 5' 0" (2.44m x 1.52m) The Den's bathroom comprises a w/c, a hand-wash basin, a heated towel rail, a bath, alongside fully-tiled flooring.

GARAGE 16' x 11' 0" (4.88m x 3.35m) The Sizeable Garage boasts power and light, and ensures a quiet space to work on your hobbies.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

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