



Meadowcroft, 343 Main Road, Westerham, Kent TN16 2HW
Guide Price: £1,895,000 Freehold
(Price Range: £1,795,000 - £1,895,000)

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Individual Detached Country Residence
- *Total Plot Extending to 4.7 Acres
- *Five Bedrooms
- *Abundance of Period Features, High Ceilings & Ornate Fireplaces
- *Two Receptions
- *Bespoke Impressive Kitchen/Breakfast Room
- *Principal Bedroom with Dressing Room & En-Suite
- *Established Gardens & Grounds
- *Private Swimming Pool, Tennis Court & Pool House/Games Room
- *Triple Garage with Ancillary Self-Contained Annexe
- *Equestrian Facilities, Four Stables & Paddocks

Description

An opportunity to acquire this highly individual detached country residence situated in a secluded setting with superb equestrian and leisure facilities, set in mature established landscaped gardens and grounds of 4.7 acres. Believed to date back to the 20th Century, the main residence is beautifully appointed and boasts over 3,000 sq. ft of well-proportioned accommodation, retraining a wealth of period features.

Accommodation

- This delightful prospect is approached via electrically operated gates over a sweeping driveway leading to a substantial walled parking area providing screening for the gardens and grounds, bordered with established planting and lawn, creating an excellent first impression.
- Internally, an enclosed entrance porch leads to a welcoming entrance hallway, sitting room featuring twin bay windows, high ceilings, picture rails and an ornate open fireplace and formal dining room enhanced by feature wood panelling with French doors opening onto the terrace, ideal for summer entertaining.
- Impressive kitchen/breakfast room, perfectly suited for modern family living forming the hub of the home. Bifold doors open to the rear terrace, creating a seamless transition between home and garden. The kitchen is fitted with an extensive range of wall mounted cabinets and base units of cupboards and drawers, central island with wine fridge and boiling water tap and high quality integrated appliances. Completing the ground floor accommodation is a utility room with external access, a cloakroom and separate cloaks cupboard.
- To the first floor the principal bedroom suite offers a peaceful retreat, complete with a fitted dressing room and a luxurious ensuite featuring a separate shower cubicle. Three additional double bedrooms, serviced by a family bathroom with twin basins and a separate shower cubicle, complete the first floor accommodation.
- The detached triple garage has power and light connected and the benefit of self-contained one bedroom ancillary accommodation to the first floor which offers an excellent versatile space ideal for use as multi-generational living, au pair or guest suite.
- The formal landscaped gardens provide a wonderful backdrop being principally laid to lawn, interspersed with an abundance of mature evergreen and deciduous trees and established shrubs. A westerly terrace provides an excellent area for al fresco entertaining with brick pathways leading to the swimming pool, pool house/games room and in turn, to the tennis court. There is also summer house, greenhouse and log store.

- Outside of the formal gardens are the equestrian facilities, paddocks adjoin the main house, enclosed by post and rail fencing and served by a stable block with four loose boxes and a workshop. A natural woodland area lies to the rear of the garden, together with a tranquil pond, enhancing the property's rural charm and biodiversity. In total, the grounds extend to approximately 4.7 acres, offering privacy, space, and exceptional outdoor amenities.
- Services & Points of Note: All mains services.
- Council Tax Band: H – Bromley Council
- EPC: D

Westerham
The property is situated on the outskirts of the historic town of Westerham, centrally positioned between the larger towns of Sevenoaks and Oxted. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafes, pubs and restaurants. Two famous residents of Westerham were General Wolfe who lived at Quebec House and, Sir Winston Churchill whose country home was Chartwell. The town is surrounded by extensive, greenbelt countryside providing numerous, beautiful walks and facilities for sports and other recreational activities. Excellent transport links provide access to London, the Southeast and airports via the M20 and M25. Train stations in Oxted, Sevenoaks and Chelsfield are within driving distance, offering services to Victoria/ London Bridge and Charing Cross. Primary schools can be found in Westerham, Biggin Hill, Cudham, Knockholt, Oxted and Limpsfield with secondary in Oxted, Orpington, Bromley, Sevenoaks and Tonbridge and a wealth of private schooling in the area including Hazelwood in Limpsfield Chart. Radnor House in Sundridge, New Beacon, Solefields and Walthamstow Hall.



Viewing Strictly By Appointment

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Meadowcroft, Westerham

Gross internal area (approx) 284.5 sq m / 3062 sq ft

Garage / Annexe 131.0 sq m / 1410 sq ft

Pool house 30.3 sq m / 326 sq ft

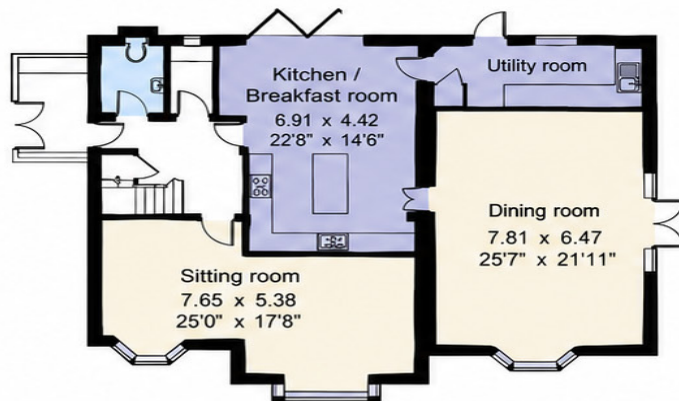
Stables 49.1 sq m / 528 sq ft

Summerhouse 6.7 sq m / 72 sq ft

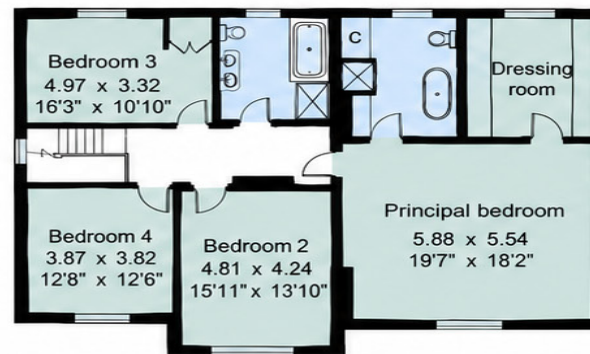
Workshop 31.2 sq m / 335 sq ft

Log store 15.1 sq m / 162 sq ft

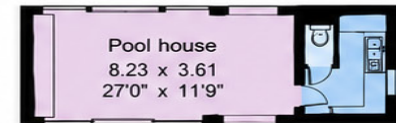
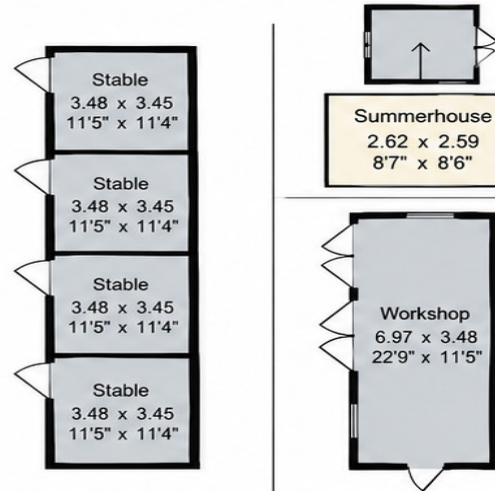
Total 547.9 sq m / 5895 sq ft



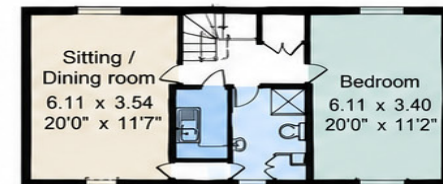
Ground floor



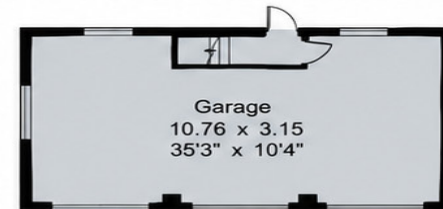
First floor



- reduced headroom below 1.5m / 5'0"



First floor



Ground floor

For identification only - Not to scale
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