



Greystone Cottage, Church Road, Sundridge, Kent TN14 6AT
Guide Price: £1,995,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Highly Individual Attached Former Coach House
 *Refurbished to a High Specification Throughout *Five Bedrooms
 *Reception Hallway *Elegant Drawing Room *Snug/Study
 *Impressive Kitchen/Family Room with Bespoke Rencraft Kitchen
 *Dining Room *Ground Floor Guest Bedroom Suite & Cloakroom
 *Three Further Bath/Shower Rooms *Sweeping Gravel Driveway
 *Brick Garden Outhouse/Gym *Superb Landscaped Gardens & Grounds
 *Total Plot Extending to Just under 1.5 Acres

Description

This highly individual attached former coach house forms part of an impressive Victorian mansion, dating back to 1874, set within stunning landscaped gardens including mature woodland providing an exceptional backdrop. Meticulously renovated throughout by the present owners including the addition of a stunning central oak staircase with glazed walkway linking the principal bedroom suite. Architectural features, stone elevations and mullioned windows combine character with a modern finish, ideal for family life.

Accommodation

- The property is approached via a private shared driveway leading to a sweeping gravel driveway, providing ample parking and turning space with elegant stone façade and steps leading to the covered entrance door.
- You enter the property through an impressive timber door into the welcoming dual aspect entrance hallway flooded with natural light and ceramic tiled flooring. A stone framed doorway connects to the dining room with bespoke oak staircase, rising to a glazed galleried landing with atrium providing perfectly framed views over the rear gardens and grounds. Modern fitted cloakroom and cupboard housing fuse boards and gas fired boiler providing underfloor heating throughout the ground floor accommodation.
- Accessed via double doors from the hallway is the formal sitting room enjoying elegant proportions with central stone fireplace and stove, full height windows and French doors opening out onto the terrace. An archway leads though to the family snug/study with window and door to garden and further stove for a cosy feel.
- Further enhancing flexibility is the ground floor guest bedroom suite enjoying wall to wall fitted wardrobes and contemporary ensuite shower room.
- Seamlessly accessed from the dining room the striking kitchen/family room forms the hub of the home, the family area enjoying a vaulted ceiling with Apex window offering glorious views over the garden, exposed stonework, focal contemporary stove, fitted cupboards and shelving and French doors leading out onto the terrace.
- Bespoke Rencraft oak kitchen fitted with a comprehensive range of wall mounted cabinets and base units including central island with butcher's block and dining table extensions, finished with smart granite worktops and upstands. Appliances include range oven with six burner gas hob, microwave, wine cooler, Neff warming drawer and dishwasher and space for American style fridge/freezer. Matching utility room having ample coat and shoe storage, ceramic sink, spaces for appliances and door providing side access.
- First floor glazed oak galleried landing linking the master bedroom suite having bespoke fitted storage, skylight window and vaulted ensuite bathroom with modern contemporary fittings, twin basins and walk in shower enclosure.



A small set of oak stairs connect via a landing area with large airing cupboard and fitted book shelving to the three further double bedrooms, one with ensuite and a contemporary family shower room completing the accommodation to the first floor.

- Superb, westerly landscaped gardens and grounds, including mature woodland to the rear extending to just under 1.5 acres. Substantial Indian stone terrace ideal for al fresco dining with glorious views, predominantly laid to extensive areas of lawn with established borders, hedging and trees. Charming original garden walling and versatile brick outhouse currently utilised as a gym, garden shed, log store, external power, water and lighting.

- Services: All main services. Gas central heating, underfloor heating to the ground floor. Extension and works including significant rewiring and windows with wood surrounds throughout the property completed in 2009.

- Council tax band: G – Sevenoaks District Council.

- EPC: C

Situation

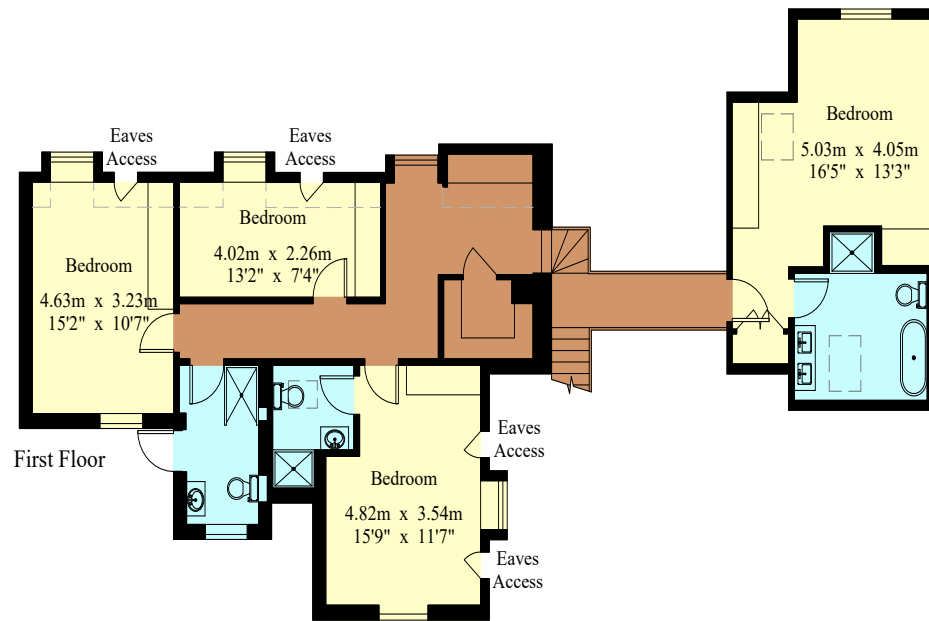
Greystone Cottage is situated in a small enclave of properties which form part of an impressive Victorian mansion, dating back to 1874, a short distance from village amenities including Sundridge and Brasted primary school, local shop and post office, newly refurbished White Horse Inn, medical centre, community hall and antique/furniture shops. Nearby are many areas protected by the National Trust such as Brasted Chart and Toys Hill. The thriving town of Sevenoaks is less than four miles away with an excellent selection of supermarkets, high street stores, cafés, bars and restaurants, leisure centre and Stag Theatre. The locality is renowned for its choice of schooling, with primary and secondary levels at both the state and private sectors, including primaries in Westerham, Chevening and Ide Hill. Radnor House in Sundridge, Sevenoaks Prep School, New Beacon, Walthamstow Hall, Solefield School and Knole Academy in Sevenoaks along with St Michael's and Russell House in Otford, Trinity School, Weald of Kent Grammar School for girls, Sevenoaks School and Tonbridge Public School and the grammar schools in Sevenoaks, Tonbridge and Tunbridge Wells. Mainline rail services can be found at Sevenoaks to London Bridge/ Cannon Street/Charing Cross/Waterloo and Oxted. Set on the A25, Sundridge village is ideally suited for convenient access to both the M25 at Chipstead, linking to the A21 the Kent coast, airports and Bluewater shopping centre.

Viewing Strictly By Appointment

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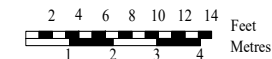
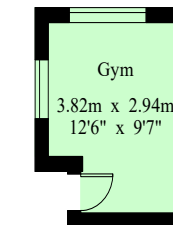
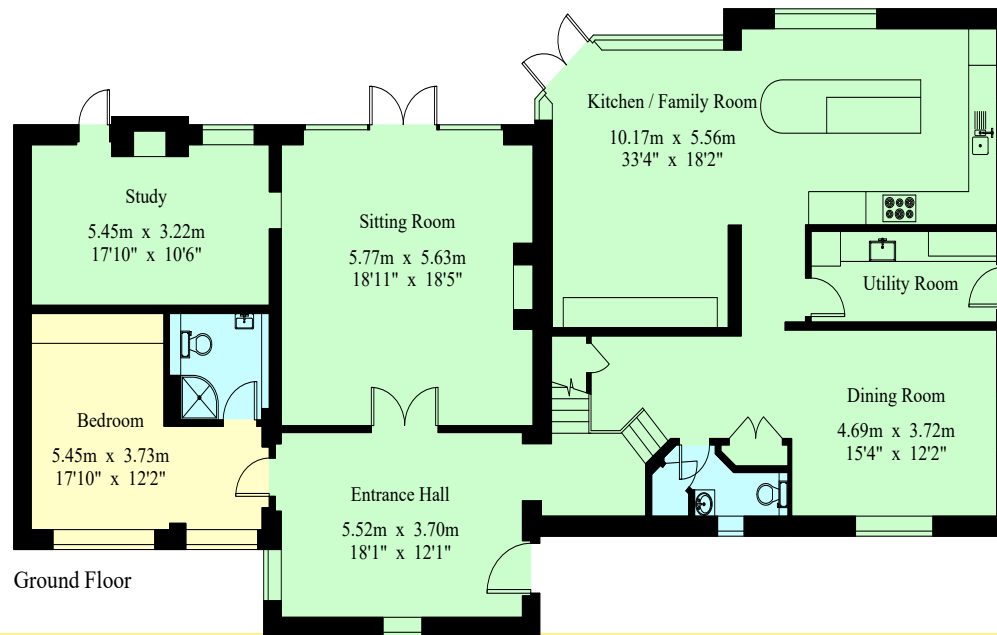




Greystone Cottage

House - Gross Internal Area : 312.8 sq.m (3366 sq.ft.)

Gym - Gross Internal Area : 10.3 sq.m (110 sq.ft.)



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