





Grays Road

Westerham, Kent, TN16 2JD

- SEMI-RURAL SETTING
- SECLUDED 0.62 ACRE PLOT
- VIEWS OVER FIELDS TO THE FRONT
- MATURE, LEVEL SOUTH-FACING GARDEN
 - 3,500 SQFT ACCOMMODATION
 - VERSATILE LAYOUT
 - HIGH SPECIFICATION FINISH
- EXTENSIVE DRIVEWAY PARKING
 - CLOSE TO SCHOOLS

A striking and exceptionally spacious detached home offering in excess of 3,500 square feet of accommodation, occupying a delightfully private plot with an expansive south facing garden and plentiful driveway parking.

Situated in a semi-rural location between Westerham Hill and the charming village of Knockholt - with its highly regarded primary school - the property enjoys a picturesque outlook to the front over open fields and is immaculately presented throughout.

With ample space to work from home, four bedrooms to include a generously sized master with en suite facilities and dressing room, together with a relaxed family-friendly kitchen diner, this unique home demands to be viewed to be appreciated in full.

POINTS OF NOTE

TO THE GROUND FLOOR

- Inset LED ceiling spots, traditional column radiators and full double glazing
- Spacious entrance hall with inset coir mat and porcelain tiled flooring. Door to a useful storage cupboard, ideal for a vacuum etc. Double doors opening to:
- Sitting room with feature solid-fuel burner, porcelain floor tiling and sliding doors out to a paved terrace onto the garden with pergola over
- Dining kitchen comprising a range of fitted oak base cupboards with quartz counters and upstands over, monochrome tiled splashbacks and peninsular style breakfast bar. Space/connections for a dual fuel range style cooker with fitted Rangemaster extractor over, integrated dishwasher and butler sink with multifunctional chrome tap with rinser. Tall 'utility' cupboard with oak doors offering space/plumbing for a washing machine, space for a separate tumble dryer and housing a wall mounted gas fired Worcester Bosch boiler. Space for an American style fridge/freezer, heated towel rail and slate effect ceramic tiling. Dining area with attractive oak flooring, fireplace recess and fitted oak alcove cabinet. French doors leading out to the garden
- Well-appointed shower room incorporating a large walk-in cubicle with drench head and handheld attachment. Porcelain tiled floor, wall tiling and large wall hung vanity cabinet with basin/mixer tap. Close coupled WC and door to an airing cupboard housing the hot water cylinder
- Two double sized bedrooms to the ground floor, both with fitted wardrobes offering drawers/hanging/shelving
- Bedroom four - presently used as a home office/gym



TO THE FIRST FLOOR:

- Open landing area – presently used as an occasional bedroom yet ideal as a home office space - with a glorious view over the garden
- Master bedroom of superb proportion with door to a dressing room with fitted open wardrobes, offering rails/shelves to either side. Further door leading through to a convenient walk-in storage attic. En suite facilities comprising a contemporary double ended bath with floor mounted tap and handheld shower, wall hung vanity console with storage drawer, mixer tap and glass tiled splashback. Close-coupled WC

EXTERNALLY:

- Fully fenced and hedged rear garden extending to approximately 150 feet, largely laid to lawn with several raised sleeper edged beds, stocked with mature planting to include an ornamental curly hazel, Japanese maple, roses, rhododendrons, mock cherry and a splendid magnolia. Various established trees to include several conifers and a silver birch. Spacious stone paved terrace stretching the full width of the property, with an attractive overhanging pergola to one side. Timber summerhouse, shed and greenhouse. Small brick-built tool shed and covered open store. Gated access to front driveway area to either side
- Bike/garden store with up and over door to the driveway area
- Gated crunch-gravel driveway to the front, hedged from the road, providing parking for several cars

LOCATION

The historic town of Westerham is located in the valley of the River Darent in a central position 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.

SERVICES

Mains: electricity, water, gas and drainage.

OUTGOINGS

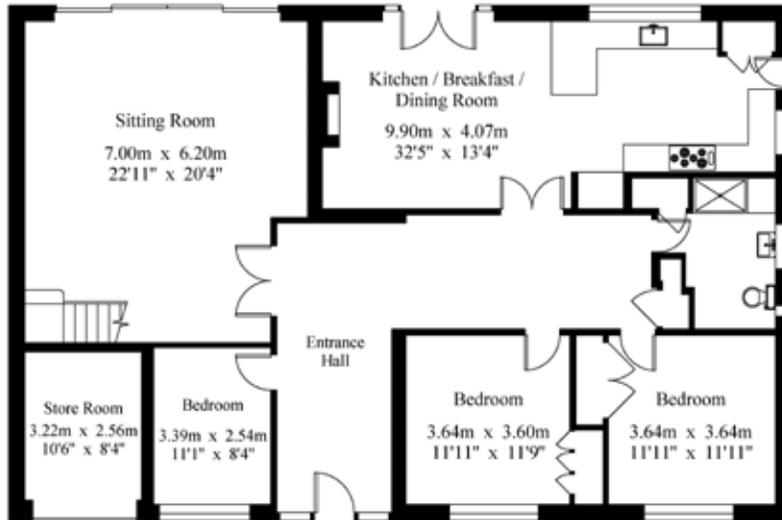
Bromley Council - Council Tax Band F
EPC: C

VIEWING

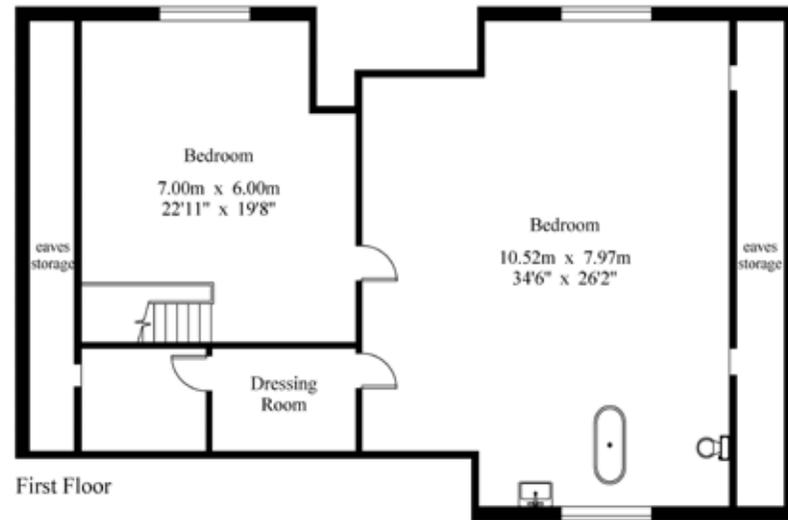
Strictly by appointment via James Millard Estate Agents
1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH
Tel: (01959) 565756
E-mail: westerham@jamesmillard.co.uk
Web Site: www.jamesmillard.co.uk



Gross Internal Area : 332.6 sq.m (3,580 sq.ft.)
(Including eaves storage and store room)



Ground Floor



First Floor



For Identification Purposes Only.
 © 2020 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents.

JAMES MILLARD
 INDEPENDENT ESTATE AGENTS