



A CHARMING GRADE II LISTED SEMI-DETACHED FAMILY HOME WITH A DELIGHTFUL GARDEN

THE WHITE HOUSE, 17 HIGH STREET,
CHIPSTEAD, KENT, TN13 2RN

Guide Price £850,000, Freehold

savills

OFFERING PARKING AND A WONDERFUL OPPORTUNITY TO UPDATE

- Period property
- Wealth of character and history
- Spacious living accommodation
- Amherst Primary school approx 0.7 miles
- Sevenoaks station approx 2 miles
- Four Bedrooms • Two Bathrooms
- Four Reception rooms
- Council Tax = F

Situation

17 High Street is well located for local schools, with the popular Riverhead & Amherst primary schools both within one mile, as well as Sevenoaks town & station.

- Comprehensive Shopping: Sevenoaks (2.8 miles), Tunbridge Wells & Bluewater.

- Mainline Rail Services: Sevenoaks (2.1 miles) to London Bridge/Charing Cross/Cannon Street.

- Primary Schools: Riverhead (0.9 miles), Amherst (0.7 miles) & Sundridge/Brasted CE (1.8 miles). Various in Sevenoaks.

- Secondary Schools: Weald of Kent Grammar, Trinity (both 2.9 miles) & Knole Academy (1.7 miles) Secondary Schools in Sevenoaks. Several in Tonbridge & Tunbridge Wells.

- Private Schools: Prep Schools - Sevenoaks, Walthamstow Hall, The Granville, Solefields, & New Beacon in Sevenoaks. St Michael's & Russell House, Otford. Radnor House, Sundridge. Secondary - Sevenoaks, Tonbridge, Sackville & Walthamstow Hall.

- Sporting Facilities: Holmesdale Bowls Club. Chipstead Place Tennis Club. Golf clubs in Sevenoaks include Wildernesse & Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports & leisure centre. Cricket, rugby, football & hockey in Sevenoaks & surrounding villages.

- Communications: The M25 can be accessed at Junction 5 linking to other motorway networks & Gatwick & Heathrow Airports. The M20 can be accessed at Junction 3.

• Please note all distances are approximate.

Description

This charming Grade II listed family home offers a wealth of history and character and comes to the market for the first time in about 50 years. The property originates from the late 1600s and has been extended since, most notably to link the main house with the former barn. It offers an opportunity for the incoming purchaser to update and refurbish. The property is set in beautiful grounds, within a delightful village community and is ideally located for schools and road links.

- Features include exposed wooden doors throughout (some with wrought iron door furniture), exposed wooden beams, part and fully vaulted ceilings, multi-pane windows and exposed brick walls to some rooms.



- The front door opens to the spacious sitting room with an attractive outlook to the front. There is an impressive inglenook fireplace with a wood burner, built-in storage and stairs rise to the first floor.
- The dining room offers excellent built in storage, access to the cellar and a butler's pantry. There is an outlook to the side and an attractive brick fireplace which is presently sealed.
- The family room benefits from a gas burner and offers an outlook and access to the rear garden. Two hatches provide access to the loft.
- A workshop has double glass doors to the conservatory and further loft access.
- The conservatory offers views and access to the delightful rear garden.
- The well-proportioned kitchen/breakfast room has a vaulted ceiling and comprises a range of wall, base and full height units with worktops incorporating a two and a half bowl sink. Integral appliances include an oven and microwave set into exposed brick surround and there is space for an American style fridge-freezer.
- The vaulted study benefits from fitted shelves and an attractive outlook to the rear.
- A useful utility room offers a butler sink, space for appliances, a number of fitted cupboards and a walk-in larder.
- The rear hall offers access to the rear garden, a shower room completes the ground floor accommodation.
- There are three bedrooms on the first floor, two with an outlook to the front, and another is currently utilised as a dressing room.
- Two spacious bathrooms complete the first floor accommodation.
- Arranged over the second floor are two attic rooms, one of which is used as a bedroom with an outlook to the front and built-in cupboards.
- To the front of the property is a cobbled driveway, leading to the detached garage. An attractive picket fence with pedestrian gate and a path leading to the front door encloses the front garden which is planted with roses and evergreen shrubs. The front and side elevations are adorned with established climbing roses and there is a feature wrought iron lamp post.
- To the rear of the property is a paved terrace, ideal for al fresco entertaining. A paved path leads onto the delightful lawned garden providing a spectacular backdrop to the house, with established planting including jasmine, roses, hydrangea, wild geranium, lavender and specimen trees. Also within the garden is a charming pond with aquatic planting, a large fruit cage, a number of sheds and stores and several attractive seating areas.

Services All mains services connected.

Outgoings

Sevenoaks District Council – 01732 227000. Tax band 'F' 2019/2020 £2,640.47

Directions

With Sevenoaks station to the left, continue along the A224. Upon reaching the roundabout, take the first exit onto the A25, Worships Hill and continue to the traffic lights. Turn right into Witches Lane and proceed past Amherst Primary School. At the crossroads, turn left on to Chipstead Lane, and on to High Street. 17 High Street can be found on the right hand side, shortly thereafter.

Viewing Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 2554 sq ft, 237.4 m²

17 High Street, Chipstead

Gross internal area (approx) 215.3 sq m/ 2317 sq ft

Cellar 7.0 sq m/ 75 sq ft

Garage 15.1 sq m/ 162 sq ft

Total 237.4 sq m/ 2554 sq ft



Sevenoaks
Oliver Hodges
ohodges@savills.com
+44 (0) 1732 789 700

savills.co.uk

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