



An exceptional Grade II* listed attached property set in beautiful formal gardens on the edge of the historic town of Westerham

Court Lodge, London Road, Westerham, Kent, TN16 2DH

£1,495,000 Freehold





- Superb period features • Stylishly appointed
- Well-proportioned accommodation • Beautiful formal gardens
- Tennis court • Quadruple garaging
- Oxted station approx. 4.3 miles
- Sevenoaks station approx. 5.7 miles
- Westerham approx. 0.6 of a mile

Local Information

- Court Lodge is situated at the end of a long driveway, close to the centre of sought after Westerham town with its pretty village green, period properties, good range of shopping facilities, antique shops and excellent restaurants.
- Mainline rail services: Oxted (4.3 miles) to Victoria and London Bridge. Sevenoaks (5.7 miles) to Charing Cross/Cannon Street/London Bridge.
- Primary Schools: Westerham, Oxted and Limsfield.
- State Schools: Oxted, Sevenoaks and Tonbridge.
- Private Schools: Hazelwood mixed preparatory school in Limsfield Chart. Radnor House in Sundridge. The Public Schools at Sevenoaks, Tonbridge and Caterham. Independent girls secondary schools in Woldingham and Sevenoaks.
- Leisure Facilities: Limsfield Tennis and Squash Club, health centre and pool complex in Oxted. Public and private golf course, including Westerham, Limsfield Chart and Tandridge Golf Club. National Trust properties including Knole House, Chartwell and Emmetts.
- The M25 is easily accessed at junction 5, which links to other motorway networks and Gatwick and Heathrow Airports.
- All distances are approximate.

About this property

Court Lodge is a superb example of a Grade II* listed hall house dating from the 15th century, with later additions including Arts and Crafts influences by Baillie Scott. The present owners have sympathetically updated and enhanced the property to a high standard complimenting the period features with modern and stylish embellishments. The well-proportioned accommodation provides versatile living for both formal and informal entertaining and the gardens provide an attractive backdrop.

- The principal reception rooms comprise an impressive double height vaulted drawing room with exposed timbers, a magnificent inglenook fireplace and a galleried landing; the dining/sitting room is superbly proportioned with oak paneled walls and an open fireplace.
- The bespoke kitchen/breakfast room is fitted with a stylish range of wall and base cupboards and granite work surfaces. There are integral appliances and a four oven Aga. The room is double aspect with direct access to the rear garden.
- A study with fitted office furniture, a cloakroom and a external utility room complete the ground floor.
- The cellar provides a useful store room.



- The first floor accommodation comprises four bedrooms. Two have modern en suite bathrooms and have either an impressive vaulted or part vaulted ceiling. There is a well-appointed bathroom with separate W.C.
- The house is approached over a gated gravel driveway providing ample parking and leading to the quadruple garage block. There is additional parking to the front of the house where a paved and ironstone path leads to the front door, flanked by lavender.
- The wonderful gardens provide an attractive backdrop to the property with wide swathes of lawn, some majestic trees, well stocked shrub borders and a formal garden with symmetrical beds and an avenue of specimen trees. There is a large flagstone terrace by the wisteria clad veranda on the house, providing an ideal area for al fresco entertaining. Within the garden is a tennis court and the whole area measures about 1.7 acres.

Tenure
Freehold

Local Authority
Sevenoaks District Council

Energy Performance
EPC Rating = Exempt

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone:
+44 (0) 1732 789 700.

Directions

From the M25 junction 5, take the A21 towards Hastings and the second exit onto the A25 heading west. Proceed through Brasted and into Westerham turning right just after the village green. Continue for 0.4 of a mile and turn sharp left immediately before the BP petrol station. Proceed along the lane to the end where Court Lodge will be found.

From the M25 junction 6, take the A22 southbound. At the next roundabout take the first exit onto the A25 towards Sevenoaks. Continue on this road passing through Oxted towards Westerham and on reaching the centre of Westerham turn left onto London Road. Continue for 0.4 of a mile and turn sharp left immediately before the BP petrol station. Proceed along the lane to the end where Court Lodge will be found.





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Gross Internal Area 3510 sq ft, 326.1 m²



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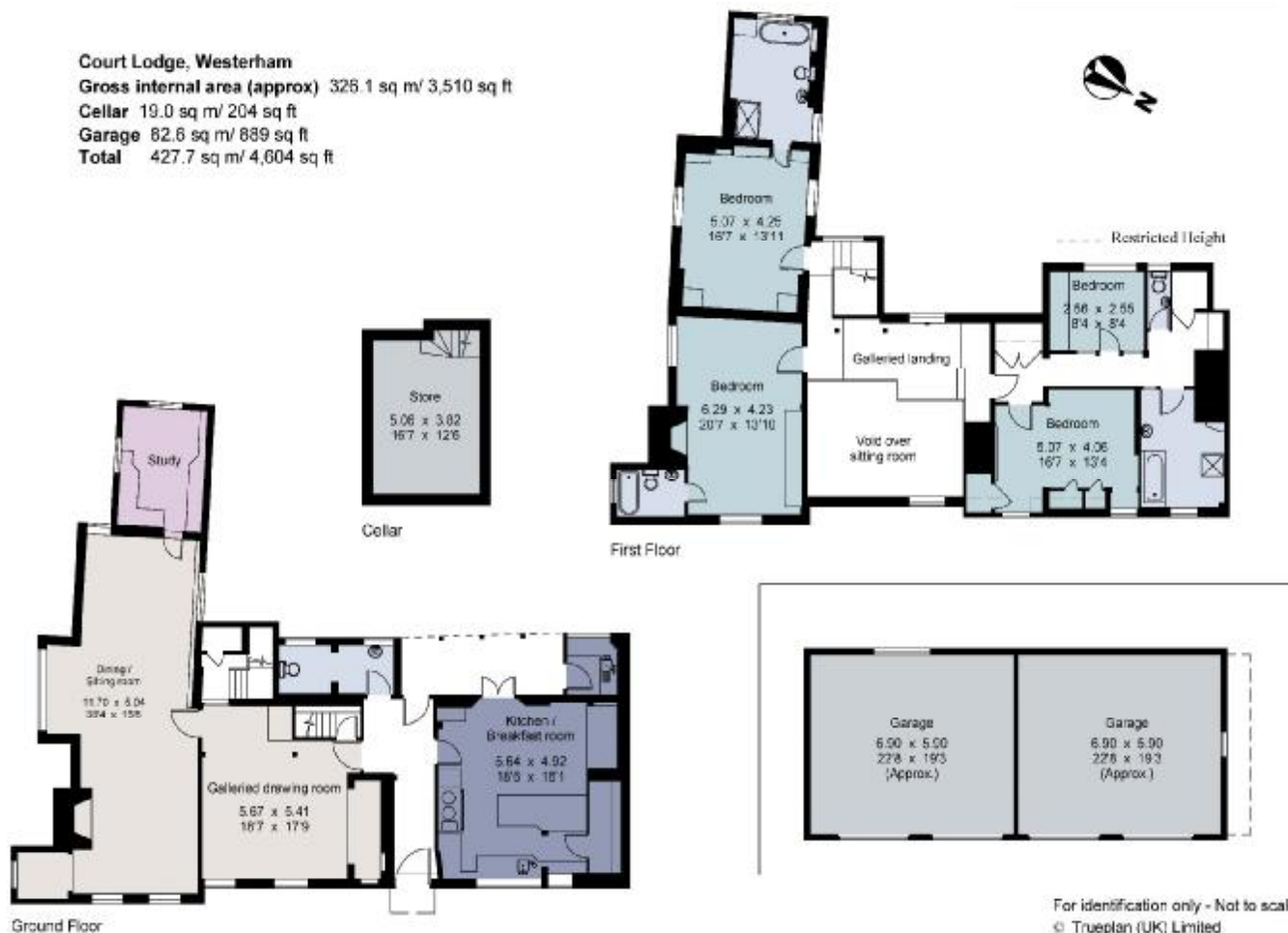
Court Lodge, Westerham

Gross internal area (approx) 326.1 sq m/ 3,510 sq ft

Cellar 19.0 sq m/ 204 sq ft

Garage 82.6 sq m/ 889 sq ft

Total 427.7 sq m/ 4,604 sq ft



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