



**SUPERBLY PROPORTIONED TOP FLOOR APARTMENT WITH WONDERFUL VIEWS, SET IN
AN EXCLUSIVE GATED DEVELOPMENT WITH BEAUTIFUL GROUNDS**

21 BIRCHFIELD,
SUNDRIDGE, SEVENOAKS, KENT, TN14 6DQ

Guide Price £525,000



• Well-presented top floor apartment • Exclusive gated development set in AONB • Sundridge village approx. 1.2 miles • Master bedroom with en suite • Wonderful far reaching views • Two secure parking spaces • Visitors parking • About 10 acres of communal grounds • Residents tennis court

Situation

21 Birchfield forms part of an exclusive gated development, set within an Area of Outstanding Natural Beauty on the outskirts of Sundridge and Ide Hill. Both of which are accessed within about 1.2 miles and offer local village amenities, including a village shop, Post Office and public house.

- Shopping Facilities: Westerham (3.3 miles), Sevenoaks (4.5 miles) and Bluewater Shopping Centre (16.5 miles).
- Mainline Rail Services: Sevenoaks (4 miles) to London Bridge/Cannon Street/Charing Cross. Otford (5.8 miles) and Oxted (8.8 miles) to London Victoria.
- Schools: There are many highly regarded schools in the area both state and private. www.goodschoolsguide.co.uk
- Leisure Facilities: Extensive footpaths in the local area. Golf at Westerham, Wildernesse, Knole and Nizels. Sevenoaks Swimming and Leisure Centre. Oxted Leisure Centre. National Trust houses and gardens.
- Motorway Links: The M25 at Chevening gives access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel.

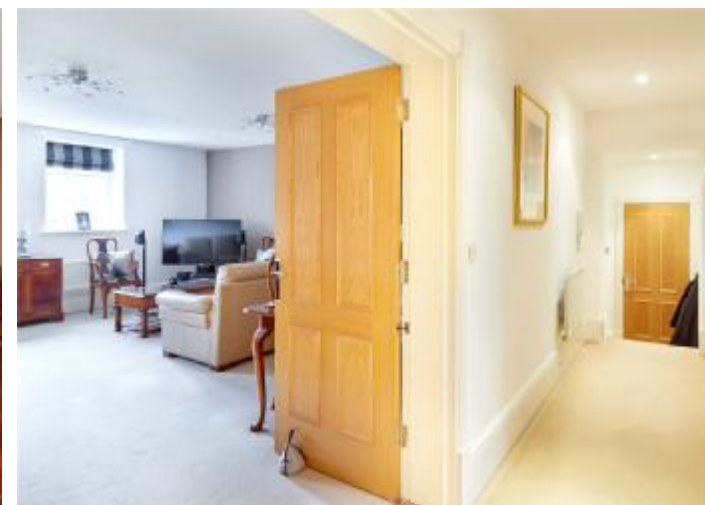
Directions

From Sevenoaks head towards Riverhead on the A224. On approaching Riverhead take the first exit at the roundabout onto the A25/Westerham Road. Continue for approximately 2 miles and at the traffic lights in Sundridge turn left onto Church Road. After approximately 1.1 miles turn right into Birchfield. Access to number 21 can be found on the right hand side.

Description

21 Birchfield is a well presented apartment of superb proportions with wonderful far reaching views towards the North Downs. The apartment is located on the top floor of a most attractive Grade II listed building, forming part of an exclusive gated development that was completed by Berkeley Homes in 2004. It is set within about 10 acres of communal park-like grounds together with a residents tennis court, two secure garage parking spaces and visitors parking.

- Features include high ceilings, solid oak panelled doors with decorative architraves, deep skirting boards, sash windows and integral ceiling speakers to the sitting/dining room. Entry phone system.



- The entrance hall creates a free flowing link between the accommodation and benefits from a walk-in storage cupboard.
- Double doors lead into the sitting/dining room providing an excellent reception area ideal for both everyday living and entertaining. It enjoys far reaching views over the communal grounds and beyond.
- The spacious kitchen/breakfast room is fitted with a modern range of wall and base cupboards. Granite work surfaces incorporate a 1½ bowl sink with a waste disposal unit. Integral appliances include an oven, microwave, fridge, freezer, gas hob (with extractor over), dishwasher and washing machine/tumble dryer.
- The double aspect master bedroom enjoys far reaching views together with built in wardrobes and a well-appointed en suite bathroom with an Aqualisa power shower.
- There is one further double bedroom, which also benefits from a dual aspect with far reaching views.
- The bathroom comprises a white suite including a fitted bath with a shower over, wash basin, W.C. and heated towel rail, which completes the accommodation.
- Birchfield is approached via electrically operated gates opening onto a tarmacadam driveway sweeping round the development, providing ample parking. The apartment benefits from two parking spaces within a secure underground garage with an electric up and over door and two electric pedestrian access gates.
- The development is set within attractive park-like communal grounds amounting to about 10 acres. There is also a residents tennis court.

Agent note: Photographs taken in September 2018.

Tenure

Leasehold. 999 years from 1.3.2003.

Services

All mains services connected. Gas fired central heating.

Outgoings

Sevenoaks District Council – (01732) 227000. Tax band 'F'.
Service/maintenance charge approximately £1,500 biannually.
Ground rent approximately £200.00 per annum.

Viewing

Strictly by appointment with Savills.



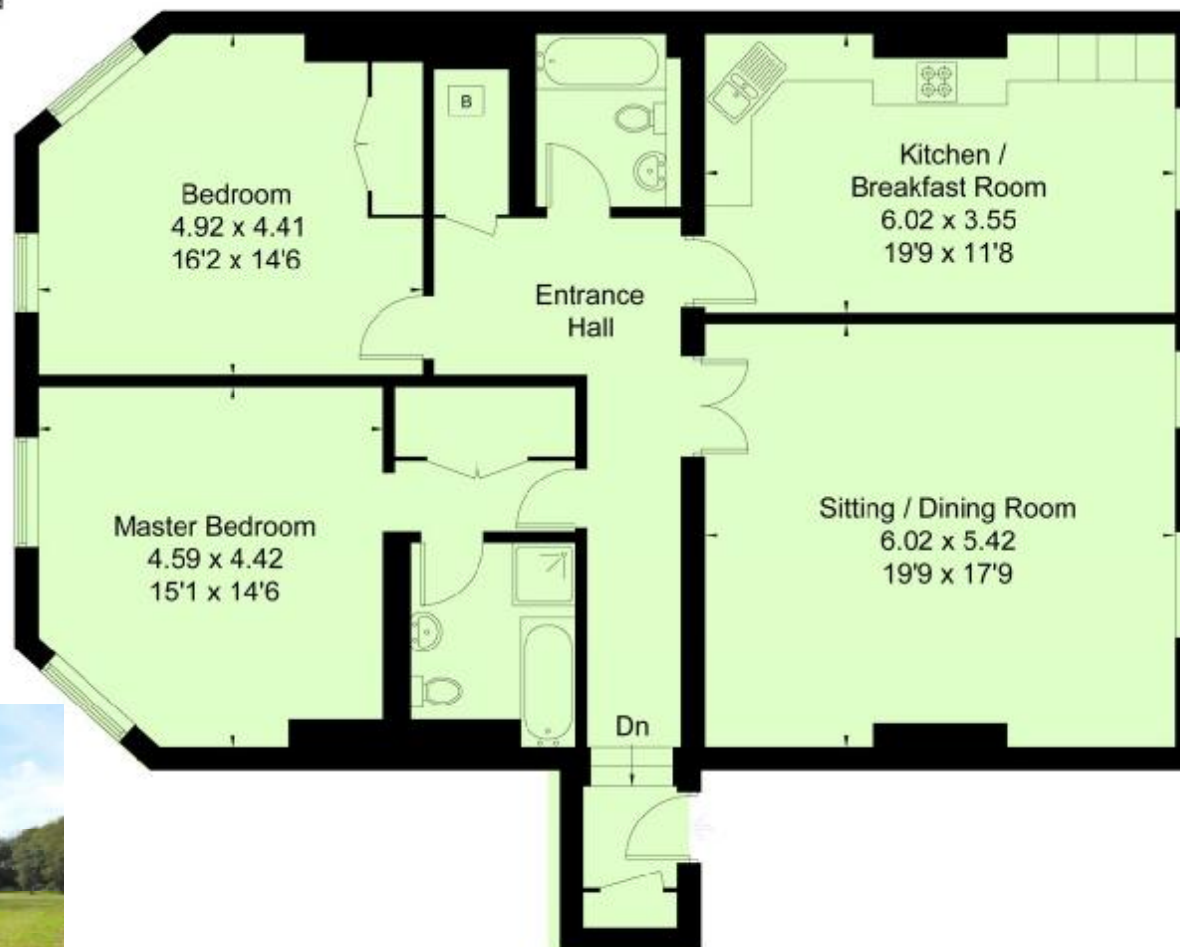
21 Birchfield, Sundridge

Gross Internal Area (approx)

Apartment = 132.5 sq m / 1426 sq ft

For identification only. Not to scale.

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Sevenoaks

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