The Grange
CHIPSTEAD PLACE GARDENS • CHIPSTEAD • SEVENOAKS • KENT • TN13 2RD

Well presented and spacious family house of excellent proportions set in established south facing gardens on the edge of this popular village

Porch, Reception Hall, Drawing Room, Dining Room, Conservatory, Study, Kitchen/Breakfast/Family Room, Utility Room, Cloakroom

Master Bedroom with En Suite, Guest Bedroom with En Suite, Three further Bedrooms, Family Bathroom

Integral Double Garage, Wine Cellar, Established Gardens

EPC - D

Total Area 0.5 of an Acre
DESCRIPTION
The Grange is an attractive well presented family home of excellent proportions built in the late 1980s. Internally, the property offers both formal and informal living with an attractive south facing garden which measure about 0.5 of an acre. Also of note is the location within the village being about 0.3 of a mile distance and good access to the road networks.

- A glazed porch leads to the generous reception hall with Karndeen flooring and double doors opening to the main reception rooms. Stairs rise to the galleried landing and there is access to the cloakroom and a storage cupboard.
- The principal reception rooms comprise a drawing room and dining room both connected by double doors. Both rooms have a wonderful outlook over the rear south facing garden, and the drawing room has a feature stone fireplace with gas fire fitted.
- There is a study with an outlook to the front and fitted office furniture.
- The conservatory has a wonderful outlook over the gardens and double door to the terrace and doors to the kitchen.
- The kitchen/breakfast/family room is an impressive area, ideal for informal family living. The kitchen is comprehensively fitted with wall and base cupboards and matching island unit with granite work surfaces incorporating a double sink. Appliances include a Rangemaster cooker with extractor fan over, Bosch dishwasher, microwave and space for a fridge freezer. There is a door to outside.
- The adjoining utility room has a sink, storage cupboards and space for appliances. There is also an under stairs cupboard and a door to the garage.
- Stairs rise and divide to the spacious galleried landing which has an outlook to the front, a loft hatch and airing cupboard.
- The master bedroom has a wonderful outlook over the rear garden, a comprehensive range of fitted wardrobes and a stylish en suite bathroom with separate shower cubicle.
- The guest bedroom has two dormer windows to the front, a walk in wardrobe, fitted cupboards and a well appointed en suite bathroom.
- There are three further double bedrooms, two of which have views over the rear garden. The well appointed family bathroom with separate shower cubicle completes the accommodation.
- The house is approached over a brick block drive which provides ample parking for a number of cars and leads to the integral double garage. The garage has two electrically operated doors and there is an underground circular wine cellar.
- The gardens are located to the rear and feature a south facing paved terrace, ideal for al fresco entertaining and to enjoy views over the garden. There is a level lawn flanked to either side by shaped well stocked beds, planted with a variety of shrubs and flowers. Within the garden is a summerhouse, a garden shed and compost area. To the rear boundary is a gate giving access to Packhorse Road restricted for vehicular use to 12 times a year.
SITUATION
- The Grange is located on the edge of Chipstead village with its picturesque period properties, public houses, lake and sailing club. The neighbouring village of Riverhead provides a coffee shop, convenience store, public house, restaurant, wine merchants, butcher, library, church, chemist, beauty salon, local shops, and a Tesco superstore.
- Comprehensive Shopping: Sevenoaks (2.2 miles), Tunbridge Wells and Bluewater Shopping Centre.
- Mainline Rail Services: Sevenoaks (1.5 miles) to Cannon Street/Charing Cross.
- Primary Schools: Chevening, Amherst Juniors and Riverhead Infants, Sevenoaks, St Thomas’ RC, St John’s CEP and Lady Boswell’s CEP Schools.

DIRECTIONS
From Sevenoaks town centre proceed in a northerly direction along London Road passing the station. After about 0.5 of a mile, turn left at the roundabout proceeding up Worships Hill. Turn right at the traffic lights onto Witches Lane and turn left at the crossroads. Continue towards Chipstead where the pillared entrance to Chipstead Place Gardens will be found on the left. Keep to the right hand side of this drive where The Grange will be located at the end.

SERVICES
All services mains connected. Central heating via radiators.

OUTGOINGS

VIEWING
Strictly by appointment with Savills on 01732 789700. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

IMPORTANT NOTICE
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Brochure prepared in March 2018, photographs date from March 2017.
The Grange, Chipstead
Gross internal area (approx.)

- House - 338.7 sq m (3645 sq ft)
- Garage - 33.3 sq m (358 sq ft)

For identification only - Not to scale

Trueplan (UK) Limited

Ground floor:
- Drawing room: 6.19 x 5.76 (20'3" x 18'11")
- Dining room: 5.52 x 4.24 (18'1" x 13'11")
- Study: 3.60 x 2.87 (11'9" x 9'5")
- Gym / Utility room: 6.97 x 2.03 (22'10" x 6'8")

First floor:
- Master bedroom: 5.17 x 4.14 (16'11" x 13'7")
- Bedroom: 4.25 x 4.14 (13'11" x 13'7")
- Bedroom: 4.14 x 3.90 (13'7" x 12'9")
- Guest bedroom: 3.86 x 3.76 (12'8" x 12'4")
- Bedroom: 3.72 x 3.44 (12'2" x 11'3")

Conservatory: 3.72 x 3.44 (12'2" x 11'3")

Kitchen / Breakfast Room: 9.24 x 5.13 (30'4" x 16'10")

Wine Cellar
- Hatch

Garage: 6.16 x 5.42 (20'2" x 17'9")

Restricted height