



IMPRESSIVE GRADE II LISTED HOUSE WITH ELEGANT & VERSATILE ACCOMMODATION

5 BIRCHFIELD
SUNDRIDGE, SEVENOAKS, KENT TN14 6DQ



SET WITHIN A GATED DEVELOPMENT

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Drawing room & dining room ♦ kitchen/breakfast/family room
♦ study ♦ master bedroom with en suite ♦ 3 further bedrooms
(1 en suite) ♦ bathroom ♦ attractive garden ♦ undercroft
parking & further parking ♦ communal grounds with tennis court
♦ EPC rating = Listed Building

Situation

5 Birchfield is situated in a popular gated development within an Area of Outstanding Natural Beauty. Sundridge village and Ide Hill are both within approximately 1.4 miles and offer a village shop, Post Office and public house.

- Shopping Facilities: Westerham (3.3 miles) provides further local shops and restaurants. Sevenoaks (4.6 miles) provides supermarkets and other High Street retailers as well as a multitude of pubs and restaurants. Bluewater Shopping Centre (18 miles).

- Mainline Rail Services: Sevenoaks (4.2 miles) to London Bridge/Cannon Street/Charing Cross. Otford (6.1 miles) and Oxted (6.7 miles) to London Victoria.

- Primary Schools: Chevening, Westerham, Ide Hill, Sundridge and Sevenoaks.
- Secondary Schools: Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammars in Tonbridge. Trinity and Knole Academy in Sevenoaks.

- Private Schools: Sevenoaks and Tonbridge Schools, Solefield and New Beacon Preparatory Schools, Radnor House in Sundridge, Walthamstow Hall Girls School in Sevenoaks.

- 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: Junction 5 of the M25 is about 3 miles away and gives access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel.

Description

5 Birchfield is an impressive Grade II Listed house forming part of this popular gated development converted by Berkeley Homes in 2004. The elegant and well-proportioned accommodation is arranged over three floors, and provides both formal and informal areas for entertaining. There is an attractive and established garden to the rear with views over the adjoining communal park-like grounds, which amount to approximately 10 acres and incorporates a communal tennis court.

Points to note include: High ceilings, panelled doors, multi-pane sash windows, deep skirting boards and far reaching views from the second floor.



- The tiled entrance hall has stairs rising to the first floor, a useful coats cupboard and direct access to the cloakroom.
- The elegant double aspect drawing room has two glazed doors opening to the rear terrace, and a stone fireplace with gas fitment. The dining room has an outlook to the front and access to the kitchen.
- The spacious kitchen/breakfast/sitting room is double aspect with direct access to the rear decked terrace. Appliances include a Siemens double oven, microwave, gas hob with extractor fan over, integral dishwasher and fridge-freezer.
- An attractive staircase rises to a half landing where a study is located.
- The main landing has views over the garden and communal grounds beyond, an airing cupboard and additional storage cupboard.
- The master bedroom has fitted wardrobes and a spacious en suite bathroom with separate shower cubicle.
- There are two further double bedrooms on this floor both have an outlook to the front and one is served by an en suite shower room.
- Completing the first floor is a family bathroom which has a separate shower cubicle.
- Arranged over the second floor is a useful fourth bedroom which has extensive fitted shelving and storage, together with a recess for a single bed.
- To the front of the property is a wide area of brick edged lawn and a path leading to the front door. The attractive rear garden has a paved terrace by the drawing room and a separate raised decked terrace by the kitchen, both providing excellent areas for alfresco entertaining. There is a generous area of lawn bound by close boarded fencing and post and rail fencing.
- Birchfield is accessed via electrically operated gates which open automatically.
- There are attractive communal park-like grounds amounting to approximately 10 acres that incorporate a communal tennis court.
- The property benefits from two undercroft parking spaces and a separate parking space adjacent to the house.

Agents Note: We are advised by the vendor that the maintenance charge for 2019 is £2,714.00 and paid in two instalments.

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. Take the first right turning into the development and follow around to the left. Number 5 will be found on the right.

Local Authority:

Sevenoaks District Council – (01732) 227000.

Outgoings:

Tax band "G" rates for 2019/2020 - £3,088.65

Viewing:

Strictly by appointment with Savills



5 Birchfield, Sundridge

Gross internal area (approx.)

House - 229.9 sq m (3228 sq ft)

For identification only - Not to scale

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