



ELEGANT GRADE II LISTED HOUSE WITH VERSATILE & SPACIOUS ACCOMMODATION

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

savills



SET WITHIN A GATED DEVELOPMENT

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Hall ♦ 3 reception rooms ♦ kitchen/breakfast room ♦ study
♦ master suite ♦ 3 further bedrooms (1 en suite) ♦ 2 family
bathrooms ♦ courtyard garden ♦ secure undercroft parking
♦ communal grounds with tennis court

Situation

23 Birchfield is situated in a popular gated development within an Area of Outstanding Natural Beauty. Sundridge village and Ide Hill are both within approx. 1.4 miles and offers 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 (18.1 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 and Sundridge.
- Secondary Schools: Knole Academy in Sevenoaks, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge.
- Private Schools: Sevenoaks and Tonbridge Public Schools, Solefields 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, Wildernes, 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

23 Birchfield is a striking Grade II Listed house forming part of this popular gated development converted by Berkeley Homes in 2004. The impressive and stylish interior is well-proportioned and arranged over three floors, providing versatile accommodation ideal for both formal and informal entertaining. There is a charming private terraced garden to the rear and beautiful communal park-like grounds, which amount to approximately 10 acres and incorporates a communal tennis court.

Points to note include: High ceilings, tiled flooring, multi-pane sash windows, deep skirting boards, radiator covers and under floor heating to the ground floor.

- The front door opens to the entrance hall which in turn leads to a charming reception room providing a seating or dining area with an outlook to the front.
- The striking drawing room is superbly proportioned creating a formal area for entertaining. There is an attractive stone fireplace with granite hearth and gas



fitment, together with three multi-pane doors to the terraced garden.

- The stylish and modern kitchen/breakfast room also has a multi-pane door to the terrace and an excellent range of wall and base units by Alno. Quartz work surfaces extend to provide a breakfast bar and incorporate a sink with boiling water tap, and water softener. Appliances include a double oven, microwave, flush surface induction hob with extractor fan over, integral dishwasher, fridge, freezer and space for a wine fridge.
- Completing this floor is a spacious cloakroom.
- The first floor landing has an outlook to the front and has stairs rising to the second floor.
- The generous sitting/TV room has fitted book shelves and storage cupboard and an attractive outlook over the communal park-like gardens. This room would also serve well as a bedroom if required
- The study has an outlook to the rear and could be used as a bedroom if required.
- The impressive master suite comprises a generous bedroom with views to the rear, a dressing area with walk-in wardrobe and a stylish en suite shower room.
- There is a well-appointed bathroom completing this floor.
- Arranged over the second floor is a guest bedroom with views to the rear and an en suite shower room, two further double bedrooms and a well-appointed bathroom with separate shower cubicle.
- To the rear is an attractive terrace garden with flower beds and climbing plants together with elegant railings to the perimeter. Steps lead to an area of formal communal grounds.
- 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 additional outside parking available.

Agents Note: We are advised by the vendor that the maintenance charge for 2019 is £4,124.00 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. Number 23 will be found along 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





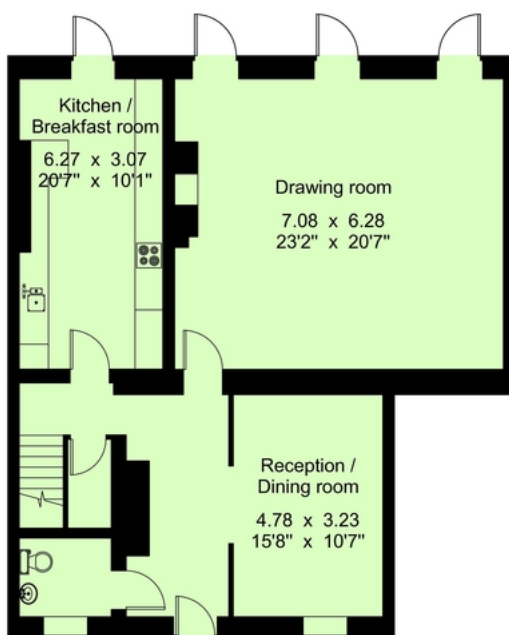
23 Birchfield, Sundridge

Gross internal area (approx.)

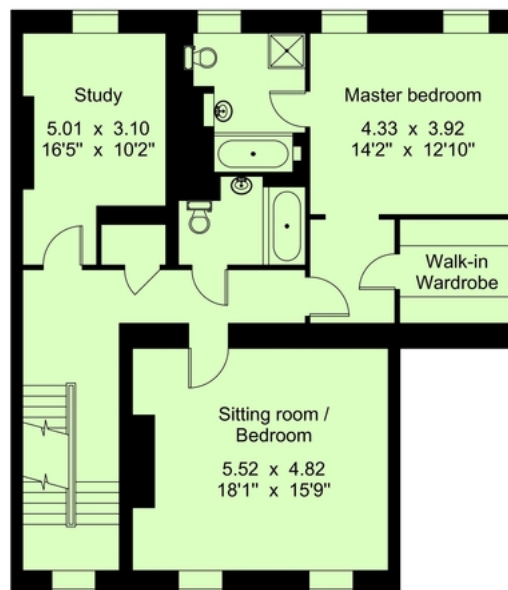
House - 326.7 sq m (3516 sq ft)

For identification only - Not to scale

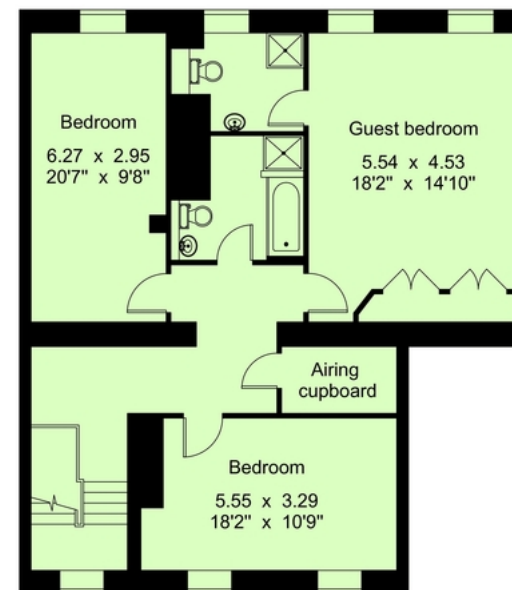
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Ground floor



First floor



Second floor