



ATTRACTIVE DETACHED HOUSE IDEALLY LOCATED FOR LOCAL SCHOOLS

SOMERSET LODGE, 12 WESTERHAM ROAD,
RIVERHEAD, SEVENOAKS, KENT, TN13 2PU

Guide Price £975,000, Freehold



SET WITHIN DELIGHTFUL ESTABLISHED GARDENS OF ABOUT 0.21 ACRES

- Detached family home
- Spacious & versatile accommodation
- Sevenoaks station 1.2 miles
- Well located for local schools
- Four reception rooms
- Five bedrooms
- Attractive secluded gardens
- EPC Rating = D
- Council Tax = F

Situation

Somerset Lodge, 12 Westerham Road is situated on the edge of the popular village of Bessels Green. The adjoining village of Riverhead provides a chemist, butcher, public house, church, library, wine merchants, convenience store, local shops, and a Tesco superstore.

- Comprehensive Shopping: Sevenoaks town centre (1.9 miles), Tunbridge Wells (16.3 miles) and Bluewater (15.8 miles).
- Mainline Rail Services: Sevenoaks (1.2 miles or 1 mile by foot via a footpath) to London Bridge/Cannon Street/Charing Cross.
- Primary Schools: Chevening, Amherst and Riverhead, and various in Sevenoaks including Sevenoaks CP, St Thomas' RCP, St John's CEP and Lady Boswell's CEP Schools.
- Secondary Schools: Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge. Weald of Kent Girls Grammar, Trinity School and Knole Academy in Sevenoaks.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

- Leisure Facilities: Sailing and water sports on Chipstead Lake. Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks Swimming and Leisure Centre. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area. **Please note all distances are approximate.**

Description

Somerset Lodge, 12 Westerham Road is an attractive part tile hung detached house, believed to date from the 1920s, and ideally located for Amherst Junior and Riverhead Infant Schools. The well-proportioned accommodation is light and spacious and well-suited for family living. The total plot amounts to approximately 0.21 of an acre and benefits from a delightful established garden, which offers a high degree of privacy.



- The pillared porch and front door lead to the entrance hall with a staircase rising to the first floor.
- The principal reception rooms comprise a spacious sitting room which benefits from a double aspect with sliding doors and views over the garden, and a dining room with an attractive fireplace.
- The study has an attractive bay window to the front and a brick fireplace.
- The triple aspect kitchen/breakfast room has views to the front and rear gardens, and is fitted with a range of wall and base units with work surfaces incorporating a 1½ bowl sink. Appliances include an Neff electric eye level oven, gas hob and dishwasher, with space for a fridge and freezer. There is also a useful walk-in pantry with shelving.
- The double aspect garden room has space for a washing machine, tumble dryer and fridge freezer. A set of French doors open to the rear terrace.
- From the garden room, there are also doors to the front and the garage.
- A cloakroom completes the accommodation on this floor.
- The first floor landing benefits from an airing cupboard and there is also access to the loft.
- The light and spacious master bedroom benefits from delightful views over the rear garden, built-in wardrobes and a well-appointed en suite shower room.
- The guest bedroom benefits from a vanity unit, feature fireplace and built-in cupboards. There are two further bedrooms on this floor, one is double aspect and the other benefits from a vanity unit and a built-in cupboard.
- A well-appointed family bathroom comprises a bath with shower over, wash basin, heated towel rail and WC. There is a second adjoining WC.
- A further staircase rises to the fifth bedroom which has a view to the front and a Velux window and benefits from a sink and door access to the loft.
- To the front of the property there is an integral double garage and a driveway providing parking for a number of cars. There is an area of lawn with mixed evergreen hedging to the perimeter.
- To the rear of the property is a generous paved terrace, ideal for al fresco entertaining. Steps lead to the delightful rear garden, which is principally laid to lawn with established well stocked borders planted with a variety of plant and shrubs including rose, rhododendron, wild geranium, peony, acer, lilac and foxgloves. There is a herb garden, a further paved seating area, an arbour adorned with honeysuckle and a shed. There is mixed evergreen hedging to the perimeter, offering a high degree of privacy and in total, the plot amounts to about 0.21 of an acre.

Services: All mains services connected. Gas fired central heating.

Local Authority: Sevenoaks District Council 01732 227000

Outgoings: Tax Band 'F' 2019/2020 £2,648.54

Directions

Proceed out of Sevenoaks on the A224 towards Riverhead. After approximately half a mile, at the roundabout take the first exit up Worships Hill (A25 west). Continue forward at the traffic lights and Somerset Lodge will be found on the right hand side just past Riverhead Infants School.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 2269 sq ft, 210.8 m²

12 Westerham Road, Sevenoaks

Gross internal area (approx.)

House - 210.8 sq m (2269 sq ft)

Garage - 26.7 sq m (287 sq ft)

For identification only - Not to scale

© Trueplan (UK) Limited



Second floor



Ground floor



First floor

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