



Impressive and stylish two bedroom apartment set within delightful established grounds

**Flat 5, Redwood House, Pilgrims Way, Westerham, Kent, TN16 2DU**

£575,000 Leasehold (109 years remaining)





- High specification • Spacious accommodation
- Oxted approx. 5.2 miles • Sevenoaks approx. 7 miles
- Balcony • Communal landscaped grounds
- 2 Secure under-croft parking spaces and a storage unit

#### About this property

5 Redwood House is an impressive first floor apartment, which is one of nine purpose built apartments, built in 2006 to a high specification. The spacious accommodation is well presented with LED lighting and wooden flooring with underfloor heating throughout the apartment. Also of note is the south facing balcony. There are two secure under-croft parking spaces, a storage unit and wonderful communal grounds.

- The apartment benefits from Smart Home enabled functions including optional keyless entry, TV, audio, multi-room thermostat control, and alarm/video.
- There is an open plan reception room comprising well-proportioned sitting and dining areas, offering splendid views across the communal grounds.
- The bespoke double aspect kitchen/breakfast room is fitted with a comprehensive range of wall and base units with granite work surfaces extending to provide a breakfast bar. Integrated appliances by Miele include a double oven, 5-ring hob, dishwasher and fridge/freezer. Also of note is a water purifying tap.
- The utility room features ample storage with fitted cabinets and a larger load washer and separate dryer.
- There are two double bedrooms. The principal bedroom is decorated to a high standard with fitted wardrobes

and an en suite bathroom featuring a multi-function rain shower. The second double bedroom also has a wardrobe and a balcony overlooking the tranquil gardens and countryside beyond.

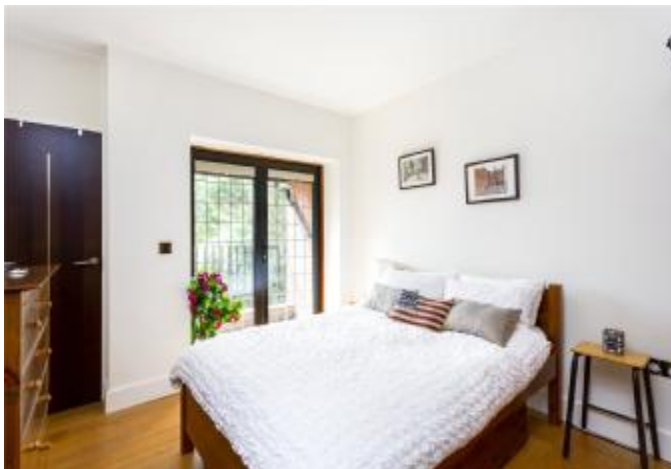
- The modern and stylish bathroom features an oversized marble enclosed Jacuzzi bath together with marble flooring.
- The communal gardens and woodland feature expanses of lawn interspersed with a variety of mature trees, plants and shrubs.

#### Local Information

- Comprehensive Shopping: Westerham is located approx. 1.6 miles away with its pretty village green, period properties, good range of shopping facilities, antique shops and excellent restaurants. Oxted and Sevenoaks are approximately 5.2 and 7 miles away respectively with Bluewater 20 miles away.
- Mainline Rail Services: Hurst Green (5.6 miles) and Oxted (4.8 miles) stations to Victoria and London Bridge. Sevenoaks (6.5 miles) to London Bridge/Charing Cross/Cannon Street. Ebbsfleet International is 21 miles distance.
- Schools: There are a number of highly regarded schools in the area both state and private.
- Communications: The M25 is easily accessed at junction 5 (3 miles), which links to other motorway networks and Gatwick and Heathrow Airports.
- All distance area approximate.







Flat 5, Redwood House, Pilgrims Way, Westerham, TN16 2DU  
Gross Internal Area 1,166 sq ft, 108.3 m<sup>2</sup>

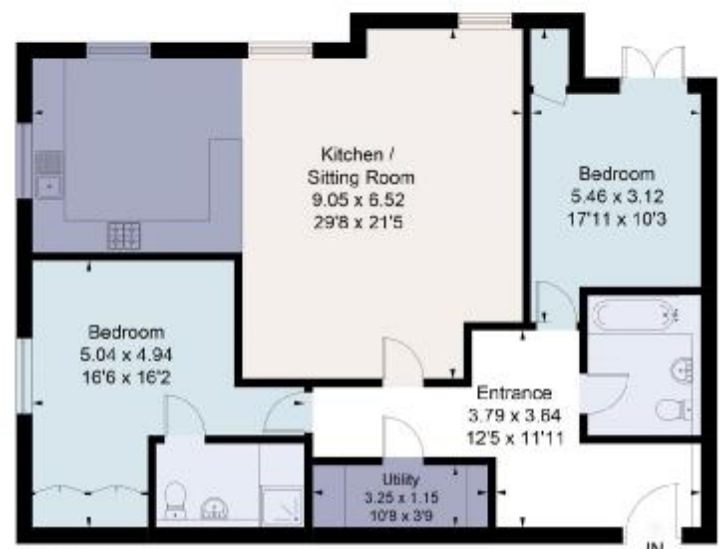


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Approximate Area = 108.3 sq m / 1166 sq ft  
For identification only. Not to scale.  
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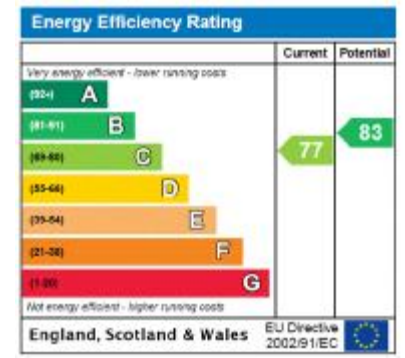
First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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**Directions:** From Sevenoaks head in a northerly direction along the A25 passing through Bessels Green, Sundridge and Brasted. Before entering Westerham take the right hand turn onto Beggars Lane. At the roundabout take the second exit and follow the road for approximately 0.3 of a mile, take the first left into Pilgrims Way and the entrance to Redwood House can be found shortly afterwards on the right hand side.

**Tenure** Leasehold (109 years remaining)  
**Local Authority** Sevenoaks District Council  
**EPC Rating** = C

**Viewing** All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.  
Telephone: +44 (0) 1732 789 700.



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