



Attractive and impressive Victorian family house

Knoll House, London Road, Westerham, Kent TN16 2DH

Freehold



Well-proportioned accommodation • Character features
 • Tennis court • Outbuilding/Home office • Oxted station approx. 4.3 miles • Sevenoaks station approx. 5.7 miles
 • Landscaped gardens • In Total Approximately 0.6 of an Acre • EPC=D

Description

Knoll House is an impressive Victorian detached house offering well-proportioned accommodation arranged over three floors. The house is well presented throughout and retains many period features and benefits from a modern kitchen and bathrooms. Also of note is the detached outbuilding with an office, gym and storage room. It is considered this building could serve as a self-contained annexe subject to the necessary building and planning regulations. The property sits in established landscaped gardens providing an attractive back drop and has an Astro turf tennis court. The total plot amounts to about 0.6 of an acre.

- The principal reception rooms provide generous areas for formal and informal entertaining. The drawing room has a bay window to the front and opens onto the sitting room and has superb views over the garden. The dining room features an attractive fireplace, and has double doors opening onto the rear garden.
- The study has an outlook to the rear and an attractive fireplace with decorative tiled slips.
- The stylish kitchen/breakfast room is fitted with a comprehensive range of wall and base units by Chambers with Quartz work surfaces which extend over the island unit to provide a breakfast bar.

Appliances by Miele include a double oven, steam oven, microwave, induction hob with extractor fan over and a dishwasher. There are two wine fridges and space for a fridge freezer. There is an adjoining utility room.

- Arranged over the first floor is the principal suite comprising a generous bedroom with an outlook over the rear garden, a dressing room fitted by Chambers and an impressive contemporary en suite bathroom.
- There are two further double bedrooms on the first floor both with attractive views over the garden and beyond.
- A stylish family bathroom has a separate shower cubicle and completes this floor.
- The second floor comprises two double bedrooms, one of which has an adjoining kitchenette and storeroom, plus a bathroom.
- The house is approached over a gravel drive with electrically operated wrought iron gates. The drive provides ample parking for a number of cars and is flanked by well stocked shrub borders. There is a second drive with electrically operated wooden gates providing additional parking and leading to the detached double garage with two electric up and over doors.
- The detached outbuilding comprises an office and gym with an additional room on the first floor, ideal for use as a home office or storage.





- The established gardens provide a wonderful backdrop to the house and are principally laid to lawn with mature trees and shrubs. There is a south facing paved terrace providing an excellent area for al fresco entertaining. Steps lead to the flood-lit tennis court with Astro turf. Planting within the garden includes a magnolia, cherry, oak and ash trees, laurel hedging, poppies, lilies, hydrangeas and box hedging. There is a high degree of privacy and the total area amounts to about 0.6 of an acre.

Situation

- Knoll House is situated in a private road close to the centre of sought after Westerham town with its pretty village green, period properties, good range of shopping facilities, antique shops and excellent restaurants.
- **Mainline rail services:** Oxted (4.3 miles) to Victoria and London Bridge. Sevenoaks (5.7 miles) to Charing Cross/Cannon Street/London Bridge.
- **Primary Schools:** Westerham, Oxted and Limpsfield.
- **State Schools:** Oxted, Sevenoaks and Tonbridge.
- **Private Schools:** Hazelwood mixed preparatory school in Limpsfield Chart. Radnor House in Sundridge. The Public Schools at Sevenoaks, Tonbridge and Caterham. Independent girls secondary schools in Woldingham and Sevenoaks.
- **Leisure Facilities:** Limpsfield Tennis and Squash Club, health centre and pool complex in Oxted. Public and private golf course, including Westerham, Limpsfield Chart and Tandridge Golf Club. National Trust properties including Chartwell and Emmetts.

- The M25 is easily accessed at junction 5 and 6, which links to other motorway networks and Gatwick and Heathrow Airports.
- All distances are approximate.

Directions

From the M25 junction 5, take the A21 towards Hastings and the second exit onto the A25 heading west. Proceed through Brasted and into Westerham turning right just after the village green. Continue for 0.4 of a mile and turn left immediately before the BP petrol station. Proceed along the lane and Knoll House will be found a short way along on the left hand side.

From the M25 junction 6, take the A22 southbound. At the next roundabout take the first exit onto the A25 towards Sevenoaks. Continue on this road passing through Oxted towards Westerham and on reaching the centre of Westerham turn left onto London Road. Continue out of the village and on reaching the BP garage on the left turn left just before the garage. Proceed along the lane and Knoll House will be found a short way along on the left hand side.

Services

Mains gas, electricity, water and drainage.

Outgoings

Sevenoaks District Council - 01732 227000. Tax band 'H'

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.

Knoll House, Westerham

Gross internal area (approx) 366.1 sq m/3940 sq ft

Outbuilding 83.0 sq m/893 sq ft

Garage 32.8 sq m/353 sq ft

Shed 7.4 sq m/79 sq ft

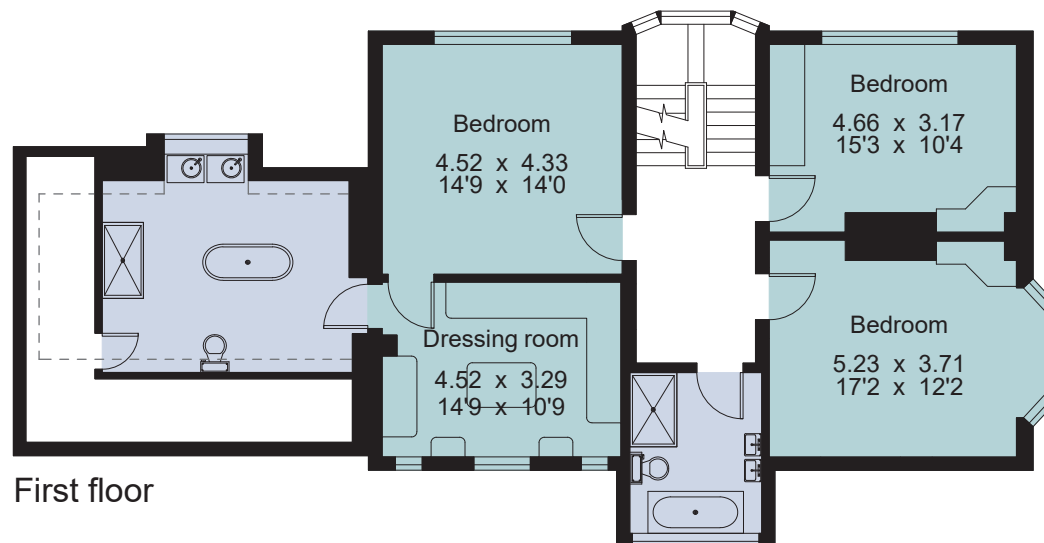
Total 489.3 sq m/5265 sq ft



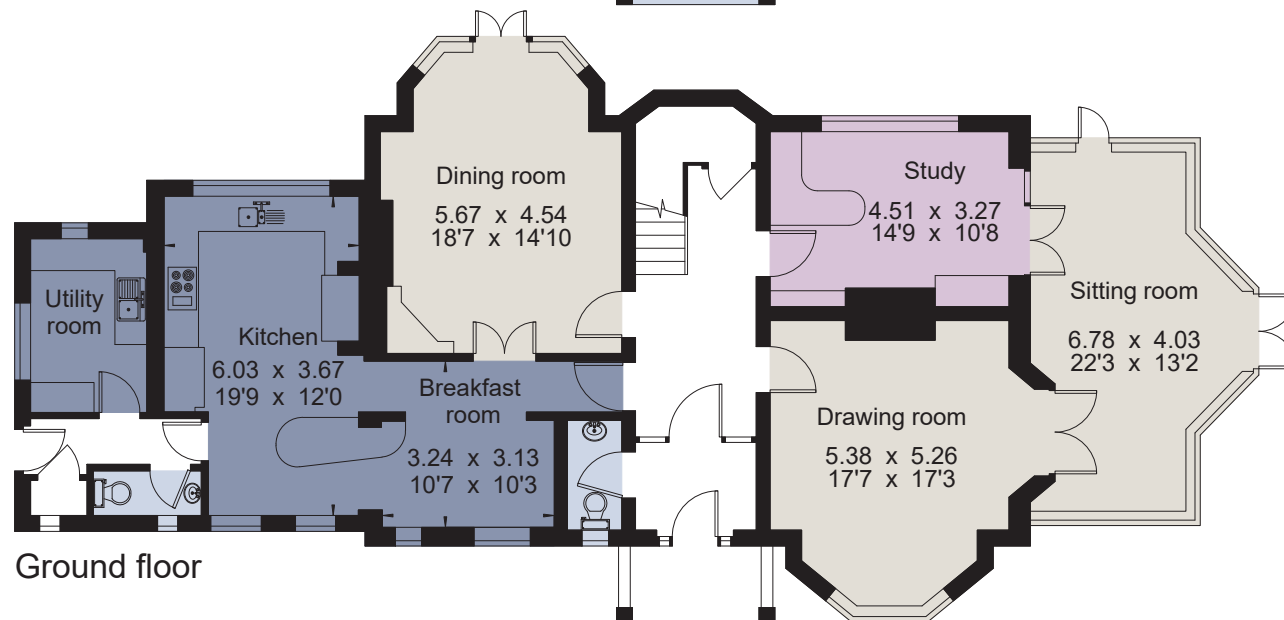
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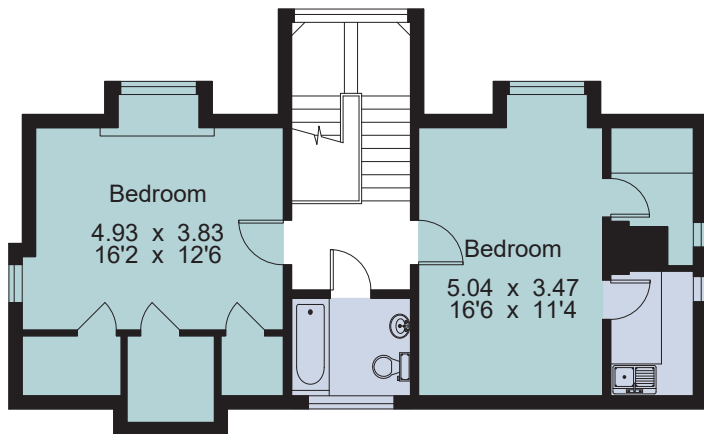
----- reduced headroom below 1.5m / 5'0



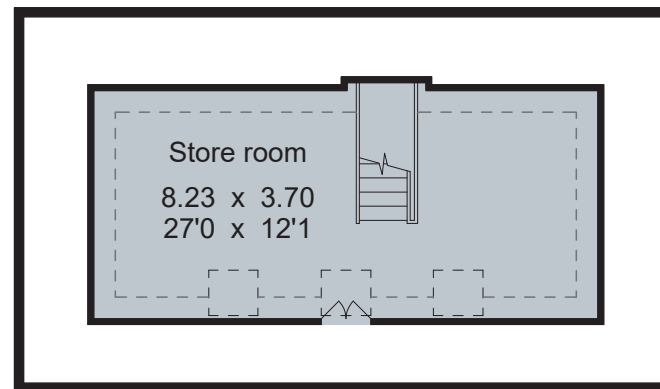
First floor



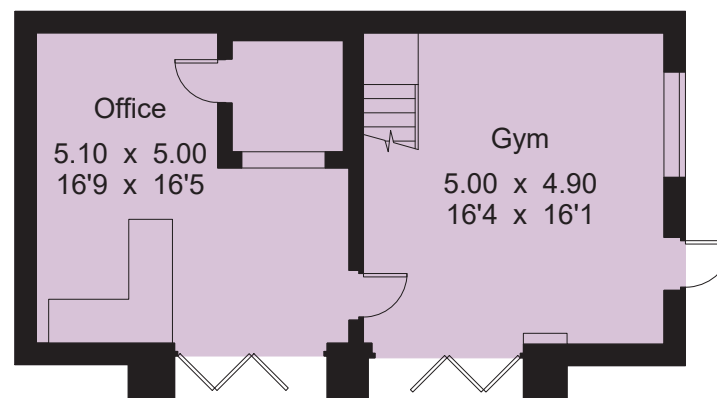
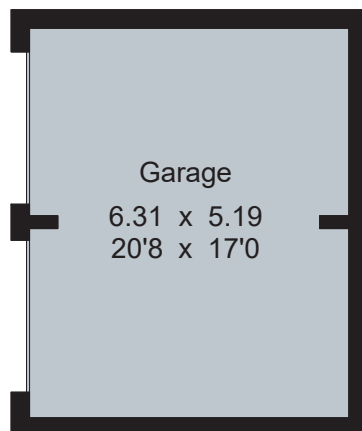
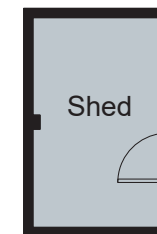
Ground floor



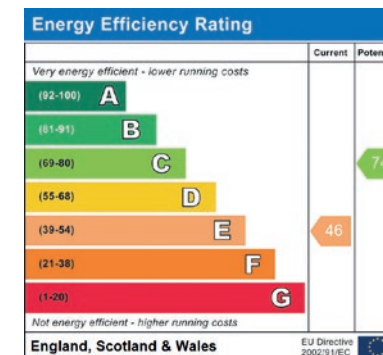
Second floor



First floor



Ground floor





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