



Delightful period home with wonderful lake views, ideally located for schools.

44 Chevening Road, Chipstead, Sevenoaks, Kent, TN13 2RZ

£795,000 Freehold



- Charming period home • Village location
- Wonderful lake views • Well located for schools
- Established gardens with stream • Off road parking
- About 0.5 of an acre

Local Information

44 Chevening Road is situated within Chipstead village, which benefits from a common, two public houses, a lake and a sailing club. It is superbly located within 1 mile from the popular Amherst Junior and Riverhead Infants Schools. Riverhead is within 1.1 miles providing a chemist, butcher, public house, church, library, wine merchants, convenience store, local shops, and a Tesco.

• Mainline Rail Services:

Sevenoaks (2.2 miles) to London Bridge/Cannon Street/Charing Cross.

• Primary Schools: Amherst and Riverhead Schools, Chevening CEP and various in Sevenoaks including Sevenoaks Primary, St Thomas' RCP, St John's CEP and Lady Boswell's CEP Schools.

• Secondary Schools: Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammars in Tonbridge. Weald of Kent Girls Grammar, Knole Academy and Trinity School in Sevenoaks. Various in Tunbridge Wells including Skinners Boys Grammar.

• Private Schools: Preparatory Schools – Sevenoaks Prep, Solefield, Walthamstow Hall and New Beacon Schools in Sevenoaks; St Michael's and Russell House in Otford, Radnor House in Sundridge. Secondary Schools - Sevenoaks, Tonbridge, Sackville and Walthamstow Hall Public Schools.

All distances are approximate.

About this property

44 Chevening Road is a charming property dating from the late 1770s

with later additions. There are period features including multi-pane sash windows, attractive fireplaces, some exposed ceiling timbers, polished parquet flooring and an impressive vaulted ceiling in one of the bedrooms. The house sits within attractive gardens which has a stream feeding into the adjoining Chipstead Lakes.

• A porch leads to the two reception rooms comprising a double aspect sitting room with an attractive inglenook fireplace and wood burning stove, and a dining room with access to a storage cupboard.

• The well-proportioned double aspect kitchen/breakfast room is fitted with a range of base cupboards, two dresser style cupboards together with a matching island unit. There is a double butler sink and space for appliances including a two oven Aga.

• Arranged over the first floor are two double bedrooms and a well-appointed family bathroom.

• Over the second floor is an impressive vaulted double bedroom with an outlook to the front.

• Double gates lead to the graveled drive and parking. The garden is principally laid to lawn interspersed with shrubs and trees including apple pear and cherry. There is a graveled courtyard by the house enclosed by timber fencing and hornbeam hedging, also a vegetable garden with a greenhouse. The stream divides part of the garden with an attractive footbridge and views of Chipstead Lakes.





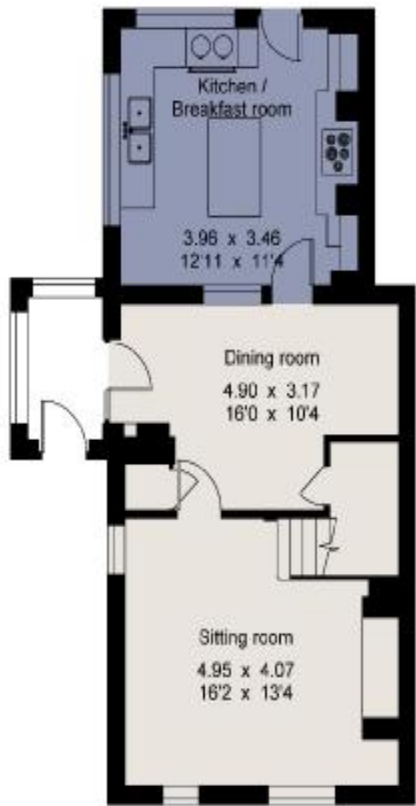
44 Chevening Road, Chipstead, Sevenoaks, Kent, TN13 2RZ
Gross Internal Area 1294 sq ft, 120.2 m²



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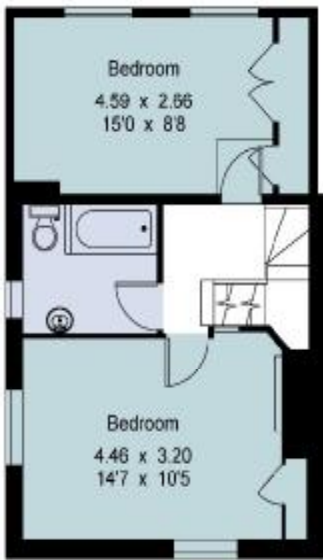
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Ground floor

44 Chevening Road, Chipstead
Gross internal area (approx) 120.3 sq m/ 1294 sq ft



First floor

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



Second floor

For identification only - Not to scale
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Directions

From Sevenoaks town centre, proceed in a northerly direction along London Road passing the station. Continue along Amherst Hill and at the roundabout take the first exit up Worships Hill towards Westerham. At the traffic lights turn right onto Witches Lane and at the end of the road turn left onto Chipstead Lane. Continue towards the centre of Chipstead turning right onto Chevening Road. Number 44 will be found along on the right hand side.

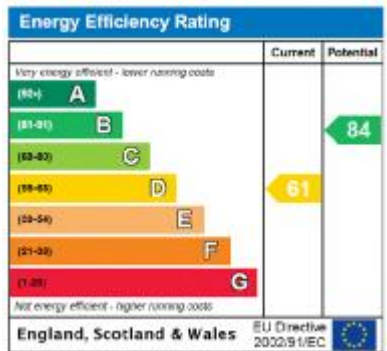
Tenure Freehold

Local Authority

Sevenoaks District Council

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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