



Attractive detached family house of excellent proportions, situated in the heart of the popular village of Weald.

**Trerose, Windmill Road, Weald, Sevenoaks, Kent, TN14 6PH**

Guide Price £1,595,000 Freehold









- Substantial detached family home
- Annexe
- Central village position
- Sevenoaks town centre approx. 2.5 miles
- Sevenoaks station approx. 3.3 miles
- Attractive established gardens
- Garaging & driveway
- Swimming Pool
- In total about 0.42 acres

#### About this property

Trerose is a substantial, detached family home of excellent proportions and arranged over two floors, ideal for both family living and formal entertaining. The property is well-presented throughout and sits within attractive and established gardens which include a swimming pool surrounded by a decked terrace. Also of note is the ancillary accommodation, together with the central village location and ample off-road parking.

- The superb principal reception rooms comprise a drawing room with an attractive feature fireplace and window with a view to the front, a double aspect living room with feature fireplace and access to the study, and a dining room open to the family room. The spacious family room is also open to the drawing room providing a versatile entertaining space, with a wood burning stove and dual aspect full height windows overlooking the rear garden with French doors opening to decked steps leading down to the pool and terrace area.

- A well-appointed breakfast room has a useful pantry and leads to the kitchen and utility room.

- The bespoke kitchen by Harvey Jones is equipped with a comprehensive range of wall and base units with space for appliances and doors leading to the side.

- A cloakroom off the entrance hall completes the ground floor in the main house.

- The impressive principal bedroom suite is arranged over the first floor and enjoys a dual aspect, with a spacious dressing room and well-appointed en suite bathroom.

- There are three further bedrooms, all with built-in storage cupboards and an attractive view to the front or rear, and two with integral basins.

- A well-appointed shower room complete the accommodation of the main house.

- An adjoining annexe provides an additional living room with a kitchen area and cloakroom on the ground floor with doors leading to outside. Stairs rise to the first floor with two bedrooms, both with built-in storage cupboards and basins, and a bathroom.





- Trerose is approached over a gated carriage driveway leading to the detached double garage and providing ample off-road parking.

- The attractive landscaped rear garden is predominantly laid to lawn, interspersed with a number of well-stocked beds stocked with shrubs, perennials and a variety of trees. Of particular note is the decked terrace inset with a swimming pool and several seating areas, ideal for al fresco dining and entertaining, with established mixed hedging to the perimeter providing privacy.

#### Local Information

The delightful village of Weald has a village green, village hall, church, primary school, public house and restaurant, a village shop, garage, and hairdresser.

- **Comprehensive Shopping:** Sevenoaks (2.5 miles), Tonbridge (5.3 miles), Tunbridge Wells and Bluewater.

- **Mainline Rail Services:** Sevenoaks (3.3 miles) and Hildenborough (3.2 miles) to London Bridge/Cannon Street/Charing Cross.

- **Primary Schools:** Weald Primary School. Various in Hildenborough and Sevenoaks.

- **Grammar Schools:** Weald of Kent Girls, Tonbridge Girls and Judd Boys Grammar Schools in Tonbridge. Weald of Kent Girls Grammar, Tunbridge Wells Boys Grammar, Trinity School and Knole Academy in Sevenoaks. Skinners Boys Grammar, Tunbridge Wells Girls and Boys Grammars in Tunbridge Wells. Several state schools in Tonbridge and Tunbridge Wells.

- **Private Schools:** Sackville Secondary School in Hildenborough. Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall, The Granville and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Fosse Bank Prep in Hildenborough. The Schools at Somerhill in Tonbridge. Radnor House in Sundridge.

- **Sporting Facilities:** Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre.

- All distances are approximate.

#### Local Authority

Sevenoaks District Council. Tax Band 'F'







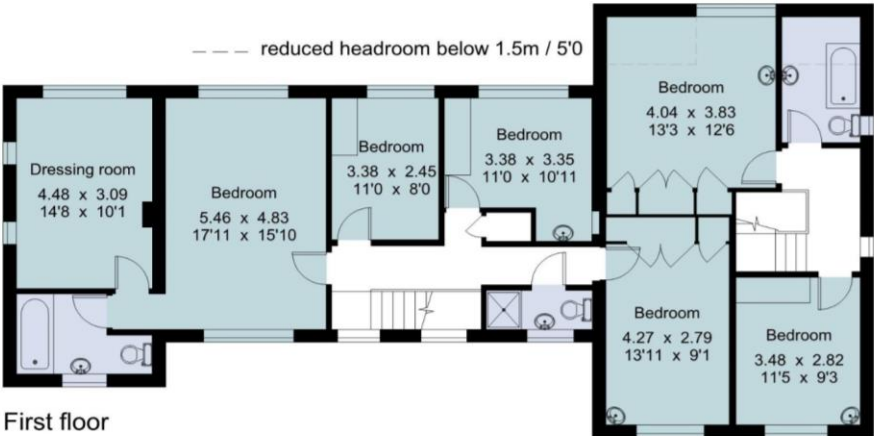


Trerose, Windmill Road, Weald, Sevenoaks, Kent, TN14 6PH  
Gross Internal Area 3,422 sq ft, 318.0 m<sup>2</sup>  
Garage 342 sq ft, 31.8 m<sup>2</sup>  
Total 3,765 sq ft, 349.8 m<sup>2</sup>

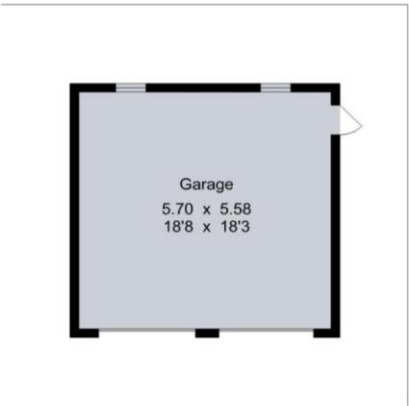


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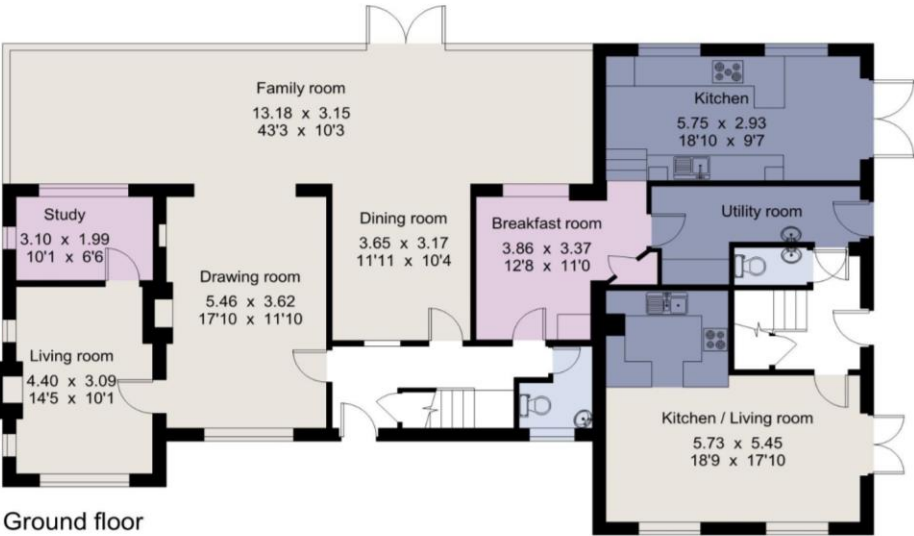
Trerose, Weald  
Gross internal area (approx) 318.0 sq m/ 3422 sq ft  
Garage 31.8 sq m/ 342 sq ft  
Total 349.8 sq m/ 3765 sq ft



First floor



For identification only - Not to scale  
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Ground floor

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Directions

From Sevenoaks High Street head south and after 0.6 miles, turn right into Weald Road. Continue forward and down the hill and at the fork, keep left and continue onto Glebe Road. At the crossroads turn right onto Windmill Road and Trerose can be found a short distance along on the right-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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