



Impressive family home, set in superb south-east facing gardens.

Chartwell, Brassey Road, Oxted, Surrey, RH8 0EU

£2,750,000 Freehold





- Impressive family home
- Elegant & well-proportioned accommodation
- No onward chain
- Oxted station approx. 1 mile
- Oxted High Street approx. 0.7 miles
- South-east facing landscaped gardens
- Tennis court • Swimming pool
- Double garage & car port

About this property

Chartwell is an impressive and elegantly presented detached family home, dating from the 1930s and maintained to a high standard by the current owners. The light and well-proportioned accommodation is arranged over three floors, ideal for formal entertaining and family living. Salient points include a superb bespoke kitchen by Wilkinson, wood panelling and ceiling timbers to some rooms, fireplaces, superb south-east facing landscaped gardens, which features a swimming pool and a tennis court, together with an integral double garage and ample off road parking. The property is offered with no onward chain and is conveniently situated within approx. 0.7 miles from the station and approx. 1 mile from the town by footpath.

• The principal reception rooms comprise an imposing entrance hall with wood panelled walls and an open fireplace, an elegant, multi aspect drawing room of generous proportions with doors to the rear terrace and an attractive fireplace and a dining room with an attractive bay window, a window seat and a feature fireplace. There is a billiards room, also with wood panelled walls, a study with a view to the front gardens, a music room and a conservatory with access to and views over the rear gardens.

• The superb, double aspect bespoke kitchen/breakfast room is fitted with a comprehensive range of stylish wall and base units by Wilkinson, with a separate island unit incorporating a breakfast bar and integral appliances, together with a useful pantry.

• The adjoining utility room provides further storage and space for appliances.

• Completing this floor are two cloakrooms.

• Arranged over the first floor is the principal suite comprising a double bedroom, a dressing room with fitted storage and a well-appointed en suite shower room.

• There are four further bedrooms, three with en suite shower or bath facilities

• A family bathroom with separate shower completes this floor.

• A staircase rises to the second floor and a sixth bedroom with a skylight, served by an en suite shower room.



- A set of electrically operated wrought iron gates leads onto a sweeping driveway, which is flanked by areas of manicured lawn, established shrubs and trees, culminating in a generous parking area. There is a double open bay car port and an integral double garage which has a changing room and shower room to the rear.

- The landscaped rear gardens are a real feature, with a south-easterly aspect and provides a superb backdrop to the property. A generous paved terrace extends the width of the property, providing ideal areas for al fresco entertaining, and incorporates a swimming pool. Steps lead to level areas of lawn, bordered with mature roses, shrubs and mixed evergreen hedging, interspersed with mature specimen trees, providing year round interest and a high degree of privacy. A further set of steps leads to the tennis court and also within the garden is a detached brick building which houses a gym, sauna and a shower room. In total, the plot amounts to about 0.95 of an acre.

Local Information

- Comprehensive Shopping: Oxted (1 mile), Sevenoaks (9.8 miles) and Bluewater (22 miles).
- Mainline rail services: Oxted (1 mile) and Hurst Green (1.2 miles) to Victoria and London Bridge. Thames Link trains to Blackfriars, Farringdon and London St Pancras International.
- Primary Schools: Oxted, Limpsfield and Westerham.
- State Schools: Oxted.
- 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: Leisure pool complex in Oxted Limpsfield Tennis and Squash Club. Health centre and. Public and private golf courses including Tandridge Golf Club, Limpsfield Chart and Westerham.
- All distances are approximate.

Local Authority

Tandridge District Council. Tax Band 'H'

Directions

From the M25 junction 6, follow the A25 east towards Oxted and Westerham, passing Tandridge Golf Course on the right hand side. Continue on the A25 for approx. 1 mile, before turning left onto Brassey Road. Pass the left hand turning signposted Brassey Hill and Chartwell will be found on the left, shortly thereafter.

Viewings

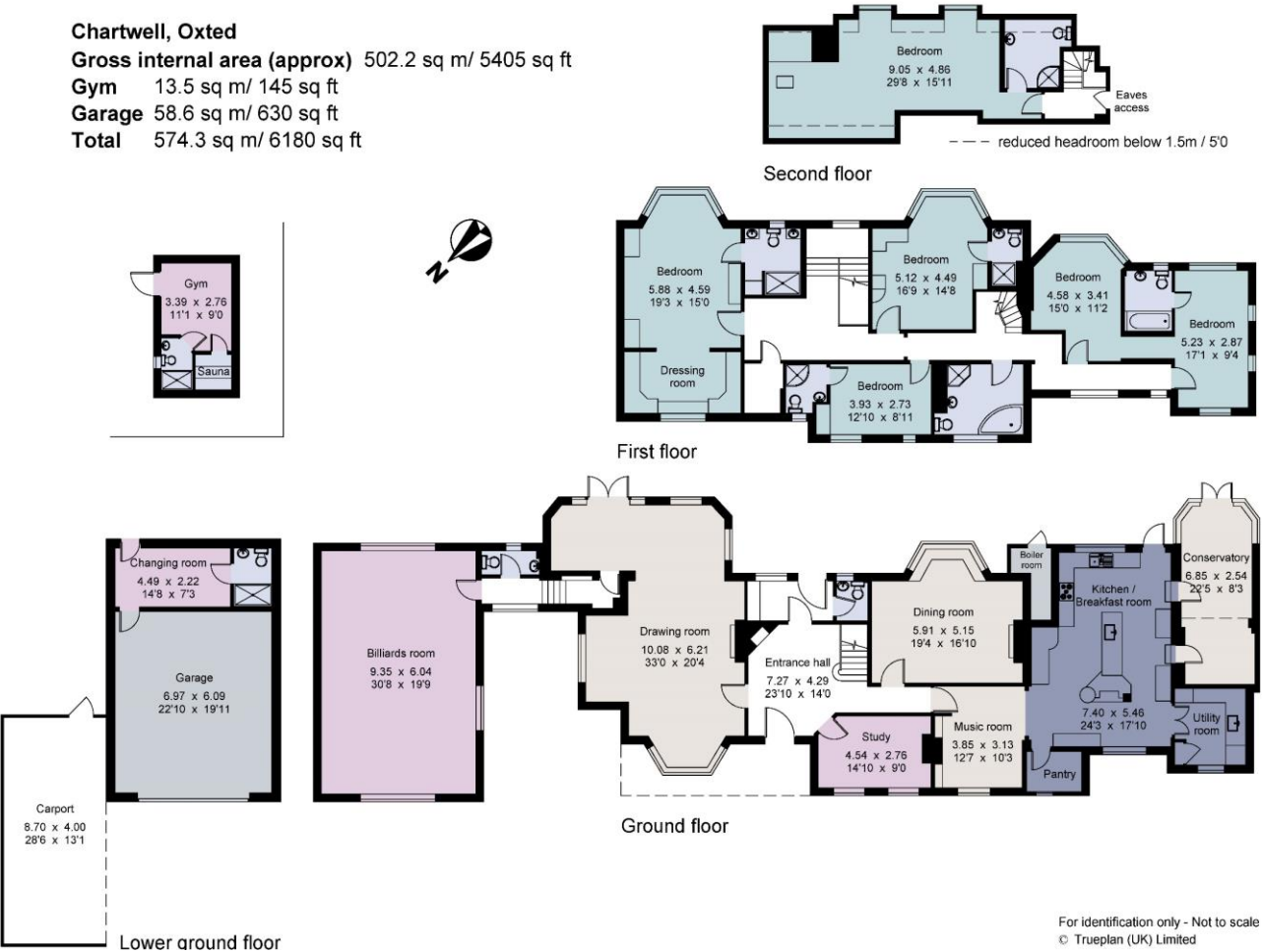
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.





Chartwell, Brassey Road, Oxted, Surrey, RH8 0EU
Gross Internal Area 5405 sq ft, 502.1 m²

James Stacey-Clear
Sevenoaks
+44 (0) 1732 789 700
james.staceyclear@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20211206AITT

