

# JohnKingston

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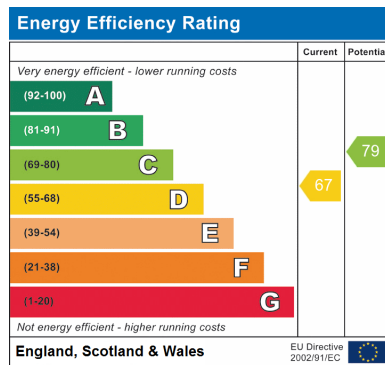
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## 4 Moat Close, Chipstead

Gross internal area (approx.)

- House - 171.1 sq m (1841 sq ft)
- Garage - 29.9 sq m (321 sq ft)

For identification only - Not to scale  
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## 4 MOAT CLOSE, CHIPSTEADSEVENOAKS, TN13 2HZ

A highly attractive detached 5 bedroom family house with a double garage, off road parking and partly walled garden. This excellent property is situated at the end of a small exclusive residential cul de sac in the heart of this desirable and picturesque village. Chevening Primary School and Chipstead sailing lake are both within a short walk.

Entrance Hall ■ Cloakroom ■ Lounge ■ Dining Room ■ Study ■ Kitchen/Breakfast Room ■ Conservatory ■ Utility Room ■ Landing ■ 5 Bedrooms ■ En suite Shower Room ■ Bathroom ■ Detached double garage ■ Driveway with off road parking ■ Partly walled rear garden which extends about 36ft

PRICE: GUIDE PRICE £1,200,000 FREEHOLD



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## SITUATION

Chipstead is a small village in the parish of Chevening, near Sevenoaks, just off the A21 and A25 roads. It is rapidly coming more a part of Sevenoaks and is within a short distance of the M25 motorway. Chevening Primary School and Amherst Primary School are a huge attraction to the property for young families. Sevenoaks main line railway station with a service into London in half an hour is approximately one and a half miles distance, whilst the town of Sevenoaks two miles distance. There are shopping facilities also to be found one mile from the property at Riverhead.

## DIRECTIONS

Proceed out of Sevenoaks on the A224 to Riverhead. After approximately half a mile, at the Riverhead roundabout take the first exit up Worships Hill (A25 west). After approximately 0.9 of a mile turn right into Westerham Road, signposted to Chipstead. Moat Close will be found on the left hand side after the Church Hall, 4 is at the end of the close on the right.

## GROUND FLOOR

### COVERED PORCH

Outside light.

### ENTRANCE HALL

Stairs lead up to the first floor, thermostat control for the central heating, built in double wardrobe cupboard, wood floor, mat set within a mat well, radiator, cornice, painted wood panelling to half height, LED down lighting, security control panel.

### CLOAKROOM

low level wc, wash hand basin with storage under, splash back tiling, tiled floor, radiator, cornice, extractor fan.

### LOUNGE



16' 1" x 11' 11" (4.90m x 3.63m) 16' 1" x 12' (4.90m x 3.66m) two sets of double glazed double doors lead into the garden, sealed unit double glazed window to the side, Italian tiled floor, double and single radiator, fireplace fitted with a living flame coal effect gas fire, decorative surround, picture light, two wall lights, thermostat control for the central heating, cornice.

## DINING ROOM



12' 4" x 9' 10" (3.76m x 3.00m) sealed unit double glazed windows to the front and side, Italian tiled floor, radiator, cornice, double doors lead to the lounge.

## STUDY

9' x 8' (2.74m x 2.44m) wood floor, sealed unit double glazed window to the front and side, built in bookcase with built in cupboards below, cornice, radiator, LED lighting.

## KITCHEN/BREAKFAST ROOM



22' 2" x 12' 5" narrowing to 8' 9" (6.76m x 3.78m) tiled worktops with wood trim incorporating a double bowl porcelain sink unit with mixer tap, cupboard under, drawers, a range of ground and wall cupboards, space and plumbing for a dishwasher, set of pan drawers, fired red clay tiled floor, radiator, cornice, space for an American style fridge/freezer with cupboards either side, space for a range cooker with extractor over, shelves, microwave housing, under cupboard lighting, sealed unit double glazed windows to the front and rear, opening leads through to the conservatory.

## CONSERVATORY



12' 1" x 11' 1" (3.68m x 3.38m) sealed unit double glazed windows, continental style ceiling fan with LED lighting, sealed unit double glazed double doors lead

garden, wood floor.

## UTILITY ROOM

9' 10" max x 5' 8" max (3.00m x 1.73m) worktop with circular stainless steel sink unit with mixer tap, cupboard under, wood floor, radiator, sealed unit double glazed door leads into the garden, Baxi gas fired boiler serving the central heating and hot water, space and plumbing for a washing machine with space for a tumble dryer over, cornice, wall cupboard.

## FIRST FLOOR

### LANDING

Sealed unit double glazed window on the half landing, carpet, hatch to the loft, LED down lighting, cornice, radiator, airing cupboard with pre-insulated copper cylinder, immersion heater and slatted shelves.

### BEDROOM 1

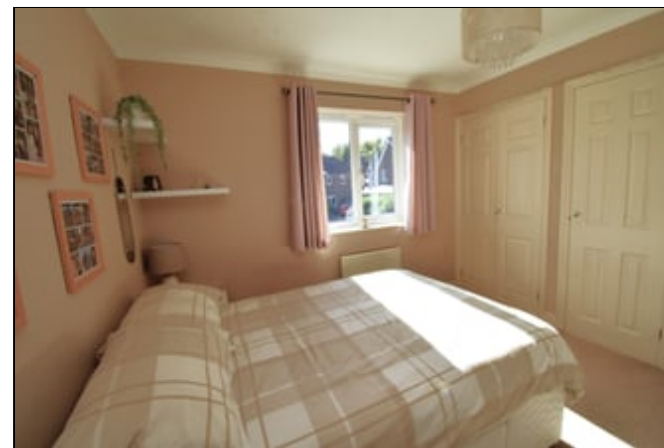


12' x 10' 2" excluding wardrobes (3.66m x 3.10m) range of built in floor to ceiling double height wardrobe cupboards, cornice, sealed unit double glazed windows to the side and rear, radiator, carpet, door leads into the en suite shower room.

### EN SUITE SHOWER ROOM

7' 5" x 3' 9" (2.26m x 1.14m) shower cubicle, low level wc with concealed cistern, wash hand basin set into vanity unit with mixer tap, splash back tiling, tiled floor, tubular heated towel rail, extractor, cornice, sealed unit double glazed window to the rear with obscure glazing, halogen down lighting.

### BEDROOM 2



12' 4" including wardrobe x 9' 4" (3.76m x 2.84m) built in double wardrobe cupboard and single shelved cupboard, built in dressing table/study desk with drawers either side and cupboards, sealed unit double glazed windows to the side and front, radiator, cornice, carpet.

### BEDROOM 3

10' 1" excluding wardrobes x 10' (3.07m x 3.05m) two built in double wardrobe cupboards and a built in shelved cupboard, carpet, radiator, cornice, sealed unit double glazed window to the front.

### BEDROOM 4

11' 11" x 8' 6" (3.63m x 2.59m) sealed unit double glazed windows to the side and rear, carpet, radiator, cornice.

### BEDROOM 5

9' 10" x 9' 4" (3.00m x 2.84m) sealed unit double glazed window to the front, carpet, radiator, cornice, built in wardrobe cupboard and built in storage cupboard.

## BATHROOM

7' 5" x 6' 5" (2.26m x 1.96m) White suite comprising panelled bath with mixer tap and hand shower attachment, shower screen, wash hand basin and low level W.C>, tiled floor, radiator, half tiled walls, extractor, LED down lighting, sealed unit double glazed window to the rear with obscure glazing, cornice.

## OUTSIDE

### DOUBLE GARAGE

18' 1" x 17' 9" (5.51m x 5.41m) light and power, side door leads into the garden, 2 up and over doors.

### FRONT GARDEN

The front garden has been paved for ease of maintenance, there is a driveway providing plenty of off road parking, flower bed with varied planting, access at the side leads through to the rear garden.

### REAR GARDEN



The partly walled rear garden extends about 36ft and comprises a patio leading to an area of lawn, outside lighting, a pergola, rear sun terrace, various shrubs and bushes.

## COUNCIL TAX BAND G