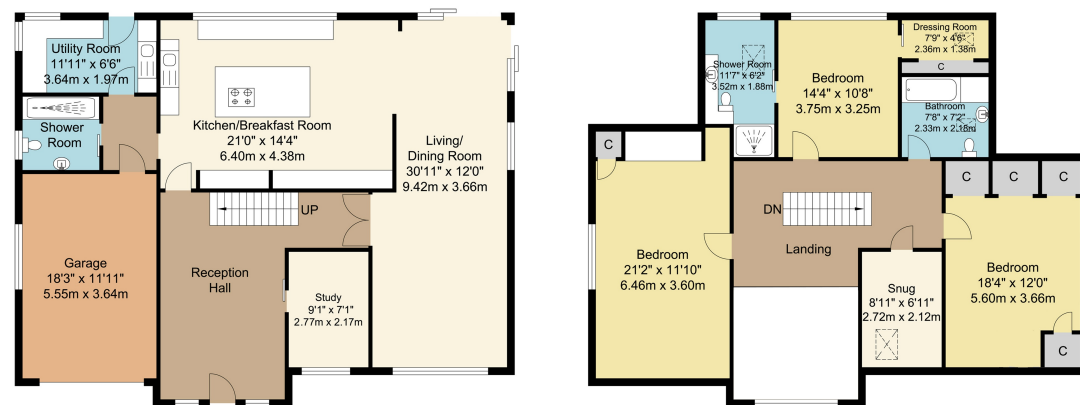
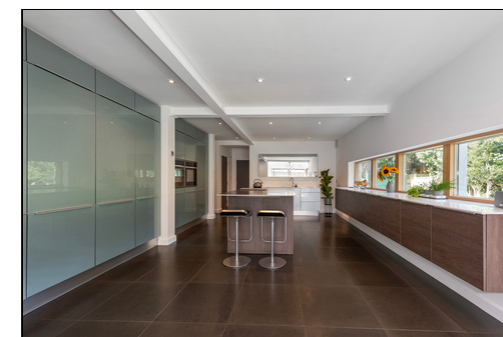
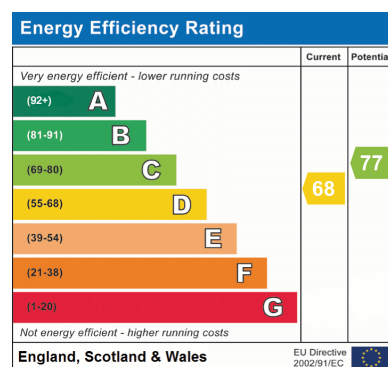




TOTAL APPROX FLOOR AREA 2438.77 SQ.FT. (226.57 SQ. M.)
For Identification Purposes Only.



WESTWOLD, WOODFIELDS, SEVENOAKS, KENT TN13 2RA

An imaginatively planned light & airy 4 bed detached house finished in a stunning contemporary design, enjoying a wrap around garden and plenty of off road parking. This striking property which would suit families, down sizers and investors lies in a popular residential cul de sac location falling within the catchment area of Riverhead Infants School and Amherst Primary School. NO CHAIN.

Impressive Reception Hall ■ Open Plan Living Room/Dining Room & Kitchen/Breakfast Room ■ Study ■ Utility Room ■ Galleried Landing ■ 3 Double Bedrooms ■ 3 Bathrooms ■ Snug/Office/Guest Bedroom ■ Garage & Driveway with Parking ■ Wrap around Garden ■ Gas fired central heating & double glazing

PRICE: GUIDE PRICE £1,250,000 FREEHOLD

SITUATION

The property is located in a quiet residential cul-de-sac about a mile from Sevenoaks mainline railway station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street, London Bridge reached in as little as 23 minutes).

Riverhead offers varied shops and a Tesco 24 hour superstore. Chipstead Common is within a short walk and is ideal as an area for children to play. Chipstead Lake for sailing and Chipstead Tennis Club are both easily reached. The area enjoys varied recreational pursuits including golf at Knole, Wildernesse and Nizels.

Sevenoaks High Street is approximately 1.5 miles away, where one can find a further range of shops, restaurants and recreational facilities including the leisure centre, the Stag theatre and cinema and the fantastic Knole Park with its 1000 acres of deer parkland in which to run and roam. Sevenoaks wild fowl reserve with its varied lakes is also a lovely area in which to spend time and is also easily reached.

Access to the M25 (junction 5) and A21 can be found at the Chevening interchange which leads to the major motorway network providing easy access to Gatwick and Heathrow Airports, The Channel Tunnel Terminus and the South Coast.

Schooling is excellent in the area with Riverhead Infants and Amherst Junior School both within the catchment area and within easy walking distance, Chevening and Sevenoaks Primary School are within easy reach. The secondary schools of Knole Academy, Trinity School, Tunbridge Wells Grammar School Annexe for boys and the Weald of Kent Grammar Annexe are all within easy reach. There are several top class private schools easily reached. For younger families, the property is a short walk to Squiggles Day Nursery and Bright Horizons Nursery both in Riverhead.

DIRECTIONS

From the Post Office in the town proceed north down the London Road past Sevenoaks railway station towards Riverhead. On reaching the roundabout take the first exit left (Worships Hill A25) and proceed to the traffic lights. Turn right here into Witches Lane. Upon reaching the crossroads turn left (Chipstead Lane). Take the first turning on your left which is Woodfields. Westwold will be found a short distance along on your left-hand side.

IMPRESSIVE RECEPTION HALL



Approached through a contemporary style entrance door with windows either side with obscure glazing and windows above, cathedral style vaulted ceiling, stairs lead up to the first floor, tiled floor with underfloor heating and Heatmiser thermostat, two coat racks, understairs storage cupboards, cupboard with controls for the underfloor heating.

STUDY

9' 1" x 7' 1" (2.77m x 2.16m) Tiled floor with underfloor heating and Heatmiser thermostat, window to the front.

LIVING/DINING ROOM



30' 11" x 12' 0" (9.42m x 3.66m) From the hall, glazed double doors lead into the living room, which has a tiled floor with underfloor heating and Heatmiser thermostat, windows to the front and side, LED down lighting, an opening leads through to the dining area where there are sliding doors with picture windows either side leading into the garden, tiled floor with underfloor heating, exposed painted steel beam, opening leads through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

21' 0" x 14' 4" (6.40m x 4.37m) The kitchen features an excellent range of kitchen cupboards some with pull out shelves, tiled floor with underfloor heating and Heatmiser thermostat, 4 windows overlooking the rear, LED down lighting, Franke one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard under, integrated dishwasher, fridge & freezer and twin ovens, exposed painted steel beams, and an island work station with breakfast bar area incorporating a Siemens 4 ring electric induction hob with spice and cutlery drawers underneath.

INNER HALL

Tiled floor with underfloor heating, LED down lighting.

SHOWER ROOM

Approached through a sliding door off the inner hall, wet room style shower area with glass screen, low level wc with concealed cistern, wash hand basin with mixer tap, tubular heated towel rail, window to the side with obscure glazing, wall mirror, tiled floor, fully tiled walls, down lighting.

UTILITY ROOM

11' 11" x 6' 6" (3.63m x 1.98m) Single bowl single drainer stainless steel sink unit with mixer tap, Worcester Bosch Greenstar 30CDi gas fired boiler serving the central heating and hot water, worktops, space and plumbing for a washing machine, space for a tumble dryer, two windows, tiled floor, door leads into the garden, broom cupboard, LED down lighting, hatch to a loft area which houses a MEGAflo 170 litre unvented indirect cylinder.

INTEGRAL GARAGE

18' 3" x 11' 11" (5.56m x 3.63m) Fully insulated, window to the side, light and power, remote powered motorised up and over door.

FIRST FLOOR

GALLERIED LANDING

Solid oak stairs lead up the galleried landing, light floods in from the high windows of the reception hall, laminated frosted 18mm glass balustrades, solid oak flooring, thermostat control, spot lighting, hatch to the loft which is boarded and insulated with mineral wool.

BEDROOM 1



14' 4" x 10' 8" (4.37m x 3.25m) A double bedroom with full length windows to the rear culminating in a pitch and fitted with blinds, radiator, carpet, high level storage, pocket doors lead into the en suite shower room and dressing room.

EN SUITE SHOWER ROOM



11' 7" x 6' 2" (3.53m x 1.88m) Window to the rear, large shower cubicle with overhead rain shower, mirrored cabinet with storage behind, wash hand basin set into vanity unit, low level wc with concealed cistern, heated towel rail, Velux skylight window. There is space in this room to install a bath if you so wished.

DRESSING ROOM

7' 9" x 4' 6" (2.36m x 1.37m) Carpet, fitted rail space, Velux skylight window.

BEDROOM 2

21' 2" x 11' 10" (6.45m x 3.61m) A double bedroom with cupboard integrated with rail space, cubed storage area, floating shelves, carpet, radiator, window to the side with blinds, alcove with light, shelving, railing and space for drawers, floating shelves.

BEDROOM 3

18' 4" x 12' 0" (5.59m x 3.66m) A double bedroom with window to the side with blinds, carpet, radiator, built in bedroom furniture with shelving and workspace, storage cupboard, eaves storage with railing and shelving, access to eaves for further storage.

SNUG/GUEST BEDROOM

8' 11" x 6' 11" (2.72m x 2.11m) A great snug, guest bedroom or office. Velux sealed unit double glazed skylight window, solid oak flooring, contemporary radiator, two display niches, spot lights.

BATHROOM

7' 8" x 7' 2" (2.34m x 2.18m) Velux sealed unit double glazed skylight window, panelled bath with shower attachment, wash hand basin, low level wc with concealed cistern, extractor fan, heated towel rail, tiled floor, part tiling to splashback areas.

OUTSIDE

FRONT GARDEN

There is a block paved driveway providing off road parking for plenty of cars, access around either side of the house leads to the side and rear garden.

SIDE GARDEN



This part of the garden enjoys full sun being east, south and west facing. It is secluded and comprises mainly lawn with flower beds with varied planting, shrubs and bushes. There is Yellow Balau decking ideal for alfresco dining which culminates in an architectural curve to one side, this Yellow Balau decking extends around to the rear of the house providing a pathway.

REAR GARDEN

The secluded rear garden comprises mainly lawn with established rear boundary foliage. As mentioned above the Yellow Balau decking extends to the rear of the house forming a pathway with a contemporary style pergola of steel posts and joists with wood finish between and down lighting, outside water tap, power point. Garden Store.

COUNCIL TAX

Council Tax Band F. £3,554.61 payable 2025/26.

SERVICES/VELFAC AND VELUX SEALED UNIT DOUBLE GLAZED WINDOWS

Gas, electricity and metered water, internet BT fullfibre 100. Velfac composite windows bring together the best of both worlds, the durability and versatility of aluminum and the beauty and warmth of natural wood.