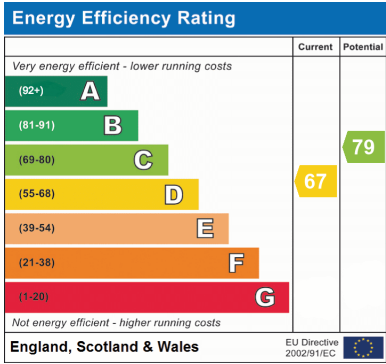
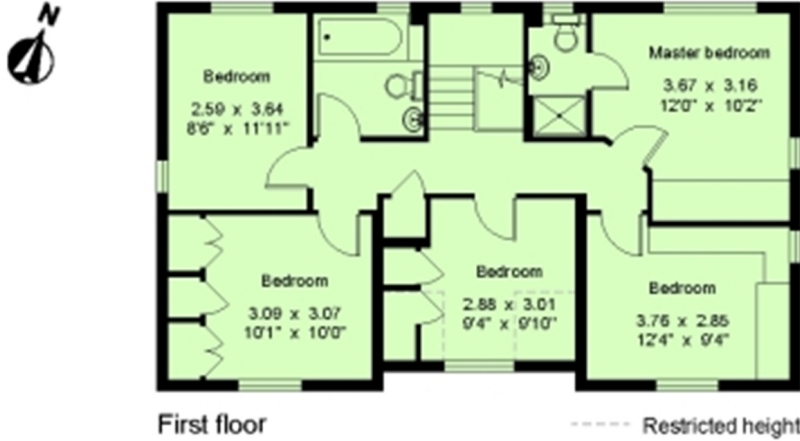


4 Moat Close, Chipstead
Gross internal area (approx.)
House - 171.1 sq m (1841 sq ft)
Garage - 29.9 sq m (321 sq ft)
For identification only - Not to scale
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4 MOAT CLOSE, CHIPSTEAD, SEVENOAKS, KENT TN13 2HZ

A highly attractive detached five 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 the desirable and picturesque village of Chipstead. Chevening Primary School and Chipstead sailing lake are both within a short walk.

- Detached ■ Five bedrooms ■ Main bedroom with en-suite shower room ■ Four reception rooms ■ Utility room ■ Study ■ Detached double garage ■ Partly walled rear garden which extends about 36ft ■ Driveway with ample off road parking ■ Sought-after location

PRICE: GUIDE PRICE £1,199,950 FREEHOLD



SITUATION

Chipstead is a small village in the parish of Chevening, near Sevenoaks, just off the A21 and A25 roads. It is rapidly becoming 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 mainline railway station, with fast and frequent services to London Bridge in as little as 22 minutes, is less than two miles away, as well as Sevenoaks town which provides high street stores, a cinema/theatre, sports centre, and a variety of eateries. There are also shopping facilities also to be found one mile from the property at Riverhead. Historic National Trust Knole house with its 1000 acre deer park, which is the last remaining in Kent, is a short distance away.

Sevenoaks is noted for its excellent educational and recreational facilities including golf courses at Knole, Widemesse and Nizels, sailing and angling at Chipstead Lakes, Bewl Water and Bough Beech. Motorway links to Gatwick and Heathrow via M25 and M23 is closeby.

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

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 into the 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 WC, 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, two 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 (£3,930.28 2025/26 figure).