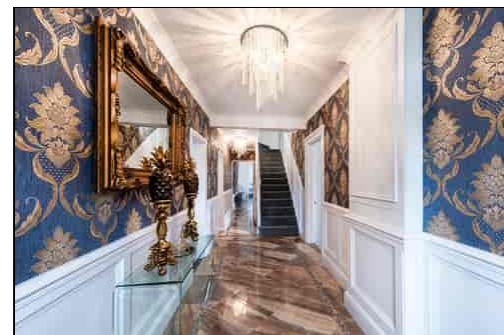


TOTAL APPROX FLOOR AREA 4746.66 SQ.FT. (440.98 SQ. M.)
For Identification Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



ROCK HOUSE, 96 CHIPSTEAD LANE, SEVENOAKS, KENT TN13 2AQ

On the market for the first time in over 35 years, impressive 6 bedroomed Georgian detached residence boasting just under 5000 square feet of accommodation, in a stunning plot within walking distance of Sevenoaks station. The property has a rich and interesting history, originally a public house, a beloved children's home and now a stylishly refurbished and adaptable home. The property was completely updated around 7 years ago and stands in beautiful grounds of around 1/4 acre.

6 Bedrooms ■ 5 Bathrooms ■ Cloakroom and dressing room ■ Study ■ Considerable driveway ■ Curtains and light fittings included ■ Double glazing and gas central heating ■ Basement with gym, games room and workshop ■ Second floor annexe ■ 26'9" Living room ■ Light and airy kitchen and breakfast room ■ 23'11" Dining room ■ Bar room with utility area ■ Outbuilding with office and store

PRICE: £2,100,000 FREEHOLD



SITUATION

The property is conveniently located in a conservation area within easy reach (20 minutes walk) of Sevenoaks mainline railway station (Charing Cross, Cannon Street, London Bridge or Waterloo 28-36 mins). Riverhead offers varied shops and a Tesco superstore. In the catchment area of Riverhead Infants School and Amherst Primary. There are a number of other very good schools in the area. 16th Century Knole Park (National Trust) with varied walks is close to Sevenoaks town centre. The house looks on to Chipstead Common, Chipstead Tennis Club is close by and Chipstead Lake is within easy reach for sailing and sailing club. The town of Sevenoaks with its good shopping facilities, library, swimming pool complex is about one mile distant. Access onto the A21/M25 for London, the coast, Gatwick and Heathrow airports is within a short drive.

DIRECTIONS

From Sevenoaks high street proceed in a northerly direction to the traffic lights turning left and proceed to the traffic lights. Turn right and continue into Riverhead. At the roundabout take the first exit left and then second turning on the right into Witches Lane. Upon reaching the crossroads turn right (Chipstead Lane). The property will be found on the left hand side facing the green.

ENTRANCE HALL

Lovely entrance with marble floors and staircases to 1st floor and basement.

LIVING ROOM



Elegant double aspect room with fireplace.

DINING ROOM



Dual aspect with full width doors to garden and door to side.

KITCHEN/BREAKFAST ROOM



Light and bright with triple aspect, fitted with classic base units, marble worktops and floors, island feature, Quooker tap, inset sink unit, Belling range style cooker and other appliances to remain, marble shelved larder doors to dining room, lounge and garden.

CLOAKROOM

High flush W.C. pedestal wash hand basin, window to rear.

STUDY

Window to side and rear

BAR ROOM



Window to front, original wood floor, fireplace, window seat, built in bar with fridge.

BAR UTILITY ROOM

Sink unit and drainer, dishwasher and fridge, windows to side and rear, panelled wood walls and marble floor, door to study.

BASEMENT

INNER HALL

Open to games room and gym, door to workshop

GYMNASIUM

Currently used as a gym but could be repurposed, tiled floor.

GAMES/CINEMA ROOM

Original barrel chutes,

SHOWER ROOM

Enclosed shower, vanity unit, low level W.C., extractor fan.

WORKSHOP

Gas fired boiler and megaflow tank

FIRST FLOOR

MASTER BEDROOM



Triple aspect overlooking rear, fireplace.

MASTER BATHROOM



Double ended freestanding oval bath, W.C., bidet, corner shower, Jack and Jill Heritage sink, inset cabinet, marble tiles to walls and floor, dual aspect.

DRESSING ROOM

Fitted with hanging and drawers on both sides, window to side.

BEDROOM



Window to side

ENSUITE

Enclosed shower, W.C., feature wash hand basin vanity unit.

BEDROOM

Window to front.

BEDROOM

Window to front.

SHOWER ROOM

Twin marble sinks, cupboards beneath, walk in shower with side jets, marble wall and floor tiles, W.C., window to front

SECOND FLOOR

KITCHENETTE

Stainless steel sink and window to rear open to living room.

LIVING ROOM

Window to front open to bedroom.

BEDROOM

Eaves storage area with header tank and hot water tank, door to bathroom.

BATHROOM

Panelled bath with overhead shower, vanity unit, W.C., plumbed for washing machine, window to rear.

OUTSIDE

FRONT GARDEN

Classically landscaped with secure access to both sides.

REAR GARDEN



A striking feature of the property with well established planting water features and seating areas. Fully equipped outside kitchen with outside entertainment system.

OUTBUILDING

Office access by double doors and store room to rear.

COUNCIL TAX BAND G