



WESTERHAM

KENT

Guide Price £950,000 Freehold

JACKSON-STOPS



12 MARWELL, WESTERHAM, KENT, TN16 1SB

ATTRACTIVE AND ADAPTABLE FIVE BEDROOM FAMILY HOME WITH A RURAL OUTLOOK, IDEALLY LOCATED WITHIN A SHORT WALK OF WESTERHAM TOWN.



DESCRIPTION

Quietly positioned in a popular no through road, this attractive family home is ideally located on the edge of Westerham, just 10 minutes' walk into the town and to the local primary school. Offering spacious, flexible accommodation, the house could be adapted to provide for multi-generational living, with potential for an annexe if required.

Inside the principal rooms are semi open plan, providing an excellent flow for entertaining family and friends. The entrance hall has a cloakroom and opens into the dining room, with the kitchen and the family room each side. Well fitted with a range of contemporary wall and base cabinets with Silestone work surfaces, the kitchen has integrated appliances which include an electric oven, hob with extractor above, dishwasher and fridge. Semi open onto the dining room, the kitchen has a sociable arrangement, allowing cooks to interact with their guests. From the kitchen, a door opens into the double garage, a useful space which could offer potential for further accommodation if required

Steps from the dining room lead down to the family room which has doors to the both the front suntrap courtyard and to the main garden. From the family room, a flight of stairs lead up into bedroom five/home office. (These two rooms could be converted to provide ancillary accommodation, independent from the main house.) Also on the ground floor is the sitting room, a bright space with doors to the garden, flooding the room with light. A fire place with a wood burning stove provides a cosy focal point.

Upstairs, there are four double bedrooms, all with fitted wardrobes. There is an en-suite to the main bedroom and a family bathroom. The home office/bedroom five, is accessed either from the main bedroom or via the family room. A large loft space has potential to be converted subject to the usual consents.

Set back from the road, the house has a generous drive which provides parking for several vehicles, in addition to the double garage. There is an EV charger.



At the rear of the property, the west facing garden is a delight with a wide paved terrace, pretty planted beds and large lawns, all overlooking open countryside and light woodland.

Disclaimer: The property listed is currently owned by a relative of a staff member at Jackson-Stops.

FEATURES

Entrance Hall, Sitting Room, Dining Room, Family Room, Kitchen, Cloakroom, Main Bedroom with En-Suite Bathroom, Three Further Double Bedrooms, Home Office/Bedroom Five, Integral Double Garage, West Facing Rear Gardens. EPC Rating C.

SITUATION

Centrally located in the highly desirable and historic market town of Westerham with its thriving shops, cafes and boutiques. Westerham has a church, library and primary school and is surrounded by extensive, greenbelt countryside providing numerous walks as well as facilities for sports and other recreational activities, in addition to numerous properties of historic interest such as Chartwell, the home of Sir Winston Churchill. The larger towns of Oxted and Sevenoaks are 4.6 miles and 4.8 miles respectively. Both towns have a variety of shops, restaurants and leisure



facilities. Oxted mainline station offers links to London Bridge and London Victoria, whilst Sevenoaks station provides services to London Bridge, Waterloo and Charing Cross. In addition to being in the catchment area for Kent Grammar Schools, there are many excellent schools in the local area including Churchill Primary School in Westerham, Oxted School, Woldingham School for girls, Hazelwood, Radnor House, Sevenoaks School and Trinity Free School. The property has easy access to M25 junction 5 just 3 miles away.

VIEWINGS

By appointment through Jackson-Stops Tel: 01883 712375.

DIRECTIONS

From Junction 5 of the M25 take the A21 and head west at the second exit onto the A25 towards Westerham. Upon reaching Westerham continue taking the second right hand turn onto Croydon Road. Take the fourth turning on the left onto Farley Lane. Turn left into Croft Road then right into Farleycroft. Turn right into Marwell. No 12 can be found towards the end of the road on the right.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.





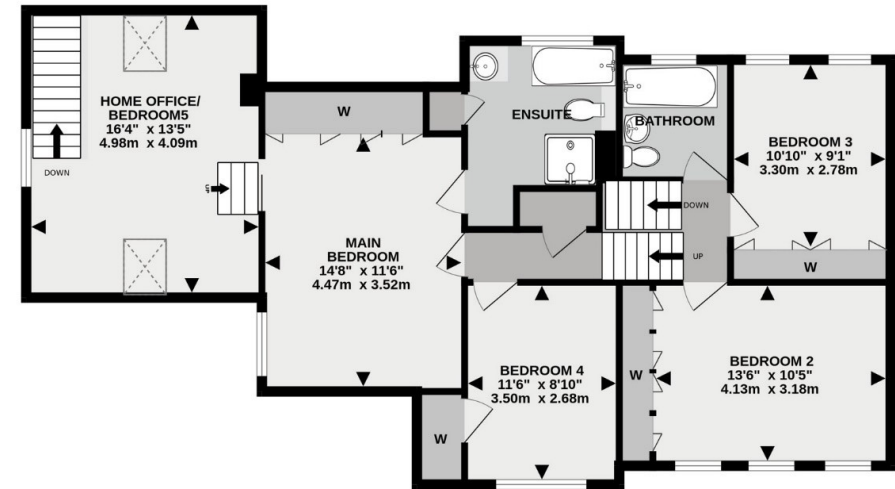
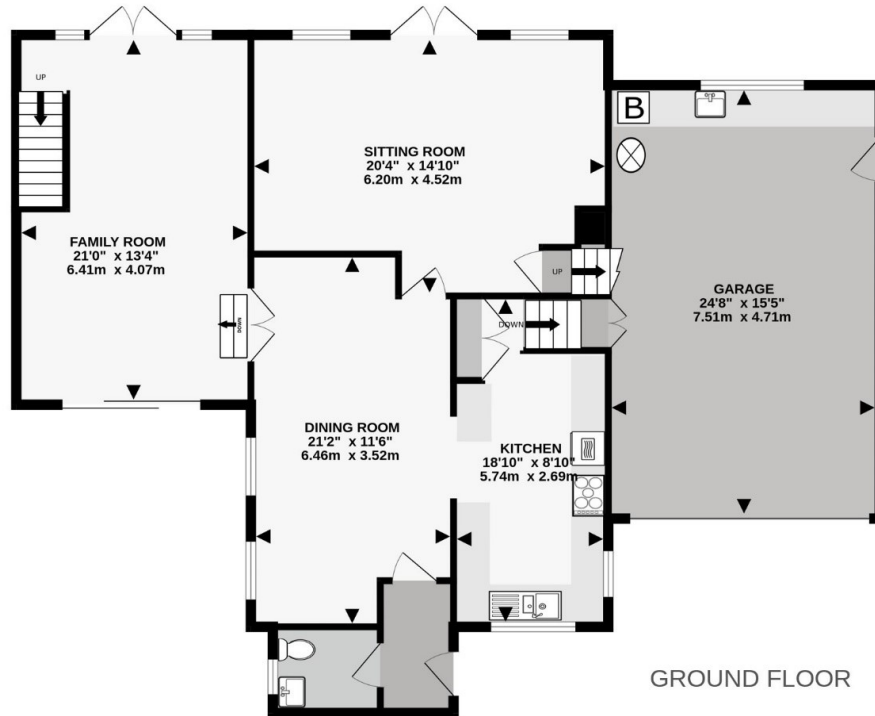
PROPERTY INFORMATION

- Services: Gas fired central heating via radiators. Solar panels. All other mains services. EV Charging point.
- Local Authority: Sevenoaks District Council
- Council Tax band: G
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 2401 sq.ft. (223.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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OXTED

01883 712375

oxted@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com

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