



Compton Chase, Chestnut Avenue, Westerham

Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Compton Chase Chestnut Avenue, Westerham TN16 2EG

A rare opportunity to purchase an impressive unmodernised 7,600-sqft house set within 4 acres

Oxted station (London Victoria 38 mins) 4.2 miles, M25 (J5) 6.2 miles, Sevenoaks 8.1 miles, London Gatwick Airport 18 miles, Central London 21.4 miles

Porch | Reception hall | Entrance hall | Drawing room | Sitting room | Study | Kitchen/breakfast room | Dining room | 2 Utilities | Larder Laundry room | Cloakroom | WC | Cellar | Store rooms | 8 Bedrooms | 5 Bathrooms | Shower room | Loft | Gardens | Double garage Driveway | Tool store Workshop
EPC rating F

About 4 acres

The property

Compton Chase is an impressive unlisted country house that offers over 7,600 sq. ft. of charming accommodation across four floors with a wealth of original features and excellent potential for further refurbishment.

The double-fronted lead-windowed residence with its raised position, handsome brick-built chimneys and partial Kent peg tiled elevations is accessed via steps up to the porch, which opens to a bright reception hall and further entrance space with dual stairways. The accommodation flows to the elegant 27 ft. drawing room, alongside which is the formal dining room and 26 ft. sitting room, all enjoying a multitude of pleasant aspects, beamed ceilings and fine brick-built feature fireplaces. Further is the traditional kitchen/breakfast room with its serving hatch, adjacent larder and utility room and stairs to the cellar and wood store below. Two cloakrooms, flower room and garden room

with bay window and bi-folding doors to the terrace complete the ground floor facilities.

The capacious first floor with its wide landing branches off onto six well-proportioned bedrooms with far-reaching views served by four family bathrooms, a shower room and a laundry room. The second floor offers yet more flexible spaces with a loft, store rooms and games room.

Outside

The property sits in a generous wrap-around countryside plot with uninterrupted views and an array of mature trees. A sweeping circular in and out driveway offers ample parking, with a brick-built outbuilding providing a garage, large tool store and adjacent workshop. The house sits on an elevated terrace with an enviable southerly position, with original stone steps down to the expansive tiered lawned garden interspersed with an array of shrubbery.

Location

Chestnut Avenue is located on the North Downs Way, close to the historic town of Westerham in the Kent Downs Area of Outstanding Natural Beauty and on the Kent/Surrey borders. A wealth of countryside surrounding offers numerous outdoor pursuits. Westerham provides local amenities including several shops, public houses, eateries, a library, fitness club, doctors' surgery, hairdressers, and schools. More comprehensive facilities can be found at nearby Oxted and Sevenoaks, with Oxted station offering fast London links and the M25 close at hand. Numerous notable schools nearby include Sevenoaks, Walthamstow Hall and Tonbridge.





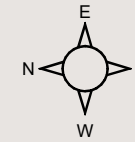








Floorplans for Compton Chase, Chestnut Avenue
 Main House internal area 7,628 sq ft (709 sq m)
 Outbuilding internal area 898 sq ft (83 sq m)
 Total internal area 8,526 sq ft (792 sq m) purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's Sevenoaks office, head north on the High Street (A225), turning left on the Drive, right onto London Road and taking the first exit to follow the A25, continue to Westerham. Turn right onto B2024 Croydon Road which merges into Clarkes Lane, at the top of the hill turning right into Church Hill. Immediately turn right into Chestnut Avenue, go past Park Wood Golf Club, continue until the road splits, take the left fork past the letterbox and Compton Chase is the first gate on the right.

General

Local Authority: Tandridge District Council
Services: Mains electricity and water, oil fired central heating and private drainage. We understand that the drainage may not be compliant to current regulations
Council Tax: Band H
Tenure: Freehold
Guide Price: £2,750,000
Wayleaves and easements: The property is sold

Sevenoaks

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Country Department

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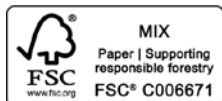
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