



Providing almost 1800 sqft (167 sqm) of accommodation, this substantial and beautifully presented two double bedroom home forms part of an exclusive mews style setting, located in the heart of the highly desirable and picturesque village of Chipstead. Within easy reach of all village amenities, the property is within walking distance of the excellent Riverhead and Amherst Schools (0.8 miles) as well as delightful walks around the boating lake and a pair of highly regarded pub / restaurants within the heart of the village. A wealth of all shopping, social and leisure facilities are available in the neighbouring town of Sevenoaks, including fast and frequent links to London Bridge / Charing Cross in less than half an hour, as well as beautiful Knole Park.

The well planned and generously proportioned accommodation currently comprises a social open plan sitting / dining room with fully fitted contemporary kitchen and ground floor wc off, a substantial first floor living room with two double bedrooms and two bath / shower facilities (one as ensuite to the main bedroom). Additional benefits include the integral double garage with its store room and utility room off, further allocated parking space and the private low maintenance front garden. Available potentially with no onward chain, your early viewing comes highly recommended in order to fully appreciate all this wonderful unique home has to offer and its excellent village location.

## **OPEN PLAN SITTING/DINING/KITCHEN**

Spacious open plan accommodation with contemporary double glazed front entrance door as well as three front facing double glazed windows. Attractive wood flooring, inset downlighting, two double radiators, staircase ascending to first floor and further contemporary wood burner as the focal point for the room.

## **KITCHEN AREA**

Contemporary kitchen comprises an extensive series of matching wall and base units set with work surface tops incorporating sink unit and drainer. Under unit lighting with inset downlighting over the kitchen. Integrated appliances comprise fridge over freezer, oven with four ring hob and overhead extractor, dishwasher, corner larder storage cupboard. Attractive localised wall tiling in brick bond pattern. Breakfast bar lip provides definition to the open plan dining area.

## **GROUND FLOOR WC**

Radiator, continuation of attractive wood flooring, contemporary white suite comprising wall mounted wash basin with ornate tiled splashback and concealed flush wc.

## **LIVING ROOM**

Staircase ascends into the first floor living room. This substantial reception room has double glazed window to front as well as a series of Velux style windows to rear. Two double radiators, fitted carpet, inset downlighting, points for television and telephone. Access hatch to loft.

## **FIRST FLOOR LANDING**

Landing area is carpeted with door to useful storage closet and further doors off.

## **BEDROOM ONE**

Spacious double bedroom has double glazed window to front, double radiator, fitted carpet, telephone point, door to built in wardrobe and further door to en suite shower room.

## **EN SUITE**

Opaque double glazed window to rear, tiled floor, contemporary white suite comprising full size step in shower cubicle with mosaic tiled surround and overhead rainforest shower, wall mounted wash basin with matching mosaic tiled splashback, low level wc.

## **BEDROOM TWO**

Double bedroom has double glazed window to front, double radiator, fitted carpet, telephone point.

## **BATHROOM**

Opaque double glazed window to rear, heated towel rail, tiled floor with localised mosaic wall tiling, white suite comprising panelled bath with hand held shower attachment, low level wc and wall mounted wash basin, shaver point.

## **GARDEN**

Enclosed front garden is set within a contemporary fenced perimeter with access gate. Garden has artificial lawn for ease of maintenance whilst providing additional space with which to sit out in and entertain. Exterior power supply and lighting.

## **PARKING**

One allocated parking space in front of the garden area.

## **DOUBLE GARAGE**

With electric roller up and over door to front. Power and light connected, courtesy door to/from the house. Door provides access to cupboard housing hot water cylinder and boiler. Further door provides access to utility closet with space and plumbing for washing machine/tumble dryer and fridge/freezer.

## **TENURE**

Freehold.

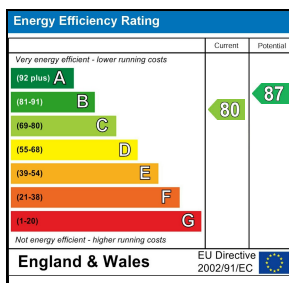
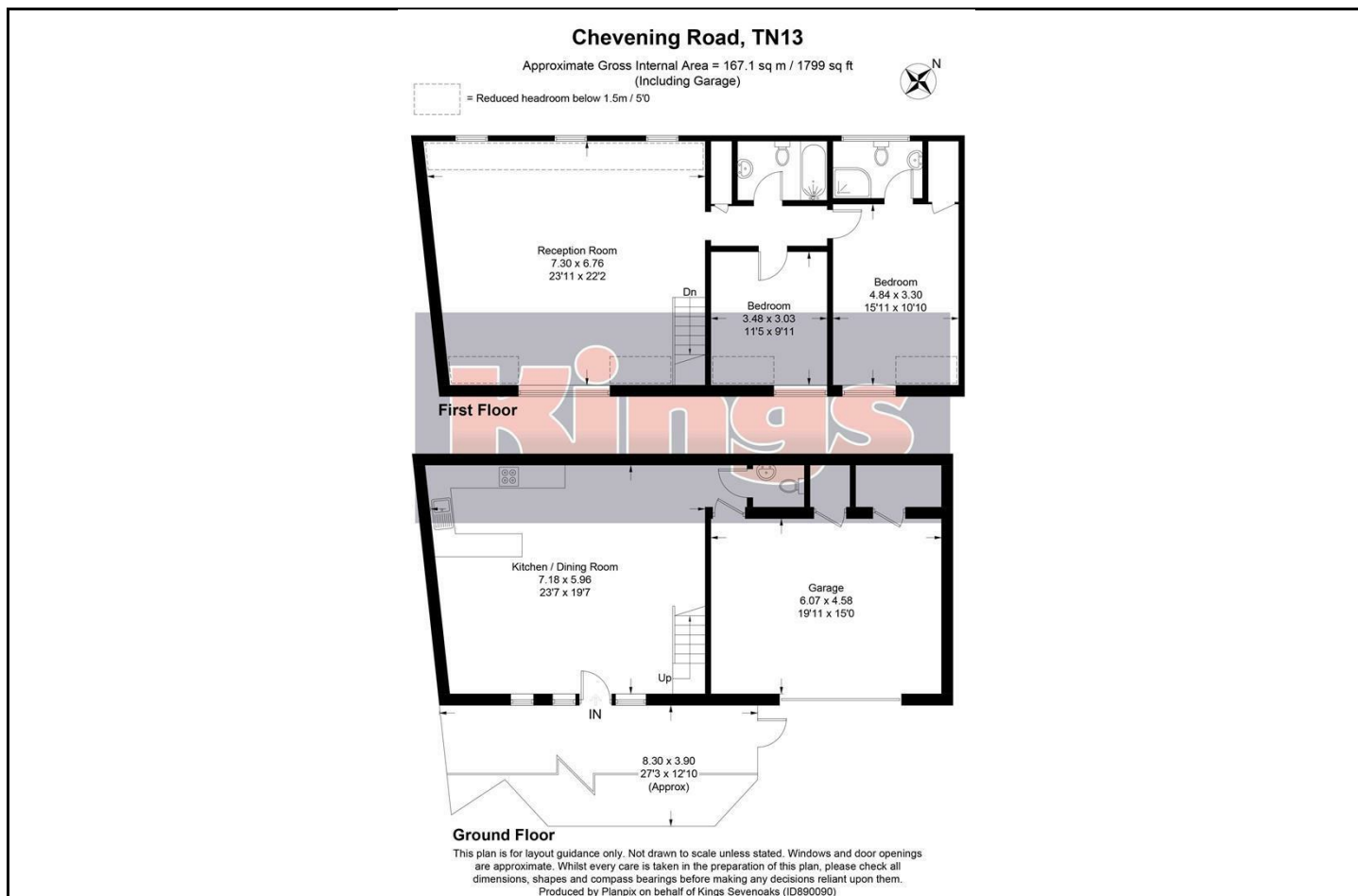
## **Council Tax Band**

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## ENERGY PERFORMANCE GRAPH AND FLOORPLAN



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