Imposing and attractive family house of excellent proportions, set within superb landscaped gardens of about 2.3 acres providing privacy and seclusion


Master Suite with Balcony, Guest Bedroom with En Suite, Two further Bedrooms (one with a Balcony), Family Shower Room

Two Second Floor Bedrooms and Two Recreation Rooms

Garaging, Gym, Workshop, Tennis Court

Landscaped Gardens

EPC = F

In total Approximately 2.3 acres
Description
Quakers is a handsome and imposing property dating from 1928 set within superb landscaped gardens providing seclusion and privacy. The house retains many features of the period including a portico entrance, stone pillared veranda, elegant fireplaces, oak flooring, dado and picture rails. The house offers elegant and well presented accommodation, well proportioned and arranged over three floors. The gardens are a particular feature of the house providing an attractive backdrop and amounting to about 2.3 acres.

- The principal reception rooms together with the spacious reception hall provide elegant formal entertaining areas. The drawing room is double aspect with a connecting door to the dining room. Both have a wonderful outlook over the gardens and attractive marble fireplaces. The dining room also has double doors opening to the west facing terrace.
- The sitting room and garden room provide informal family living, both enjoying views over the gardens, and the garden room has direct access to a side courtyard.
- The study is double aspect with fitted bookshelves and cupboards, an attractive fireplace with wooden surround and a door leading to the veranda.
- The impressive kitchen/breakfast room is fitted with a comprehensive range of bespoke wall and base cupboards by Rencraft including an island unit and dresser. Granite work surfaces incorporate a double butler sink. Appliances include an oil fired Aga and electric companion, Bosch dishwasher and integral fridge. The breakfast area has attractive open stud work to an inner hall. The adjoining utility room is fitted with wall and base cupboards, a butler sink and space for appliances.
- Two cloakrooms complete the ground floor accommodation.
- Stairs rise to the spacious galleried landing with an outlook to the front.
- The master suite comprises two dressing rooms, a generous en suite bathroom with separate shower cubicle and a double aspect bedroom with balcony.
- The guest bedroom has a well appointed en suite bathroom.
- There are two further bedrooms on this floor one with a fireplace and balcony.
- The family shower room is well appointed and has a linen cupboard with sliding doors.
- Arranged over the second floor are four bedrooms currently arranged as two bedrooms with wardrobes, and two sitting/games rooms. There is also access to the attic space.
- The house is approached via electrically operated gates over a sweeping drive providing ample parking and leading to the garaging which comprises a double and a single garage with electric up and over doors. There is a workshop to one side providing garden implement storage.
- To the rear of the garage is a gymnasium with vaulted ceiling.
The wonderful established gardens are a particular feature of the property and are principally laid to lawn interspersed with well stocked shaped beds and boarders. There is a variety of structural and colourful planting which provides year round interest. To the rear is a westerly terrace stretching the width of the house with a stone pillared veranda to the south and a charming courtyard to the north. All these areas are ideal for al fresco entertaining. This courtyard is part enclosed by clipped hedging with a timber arbour adorned by climbing planting. In the garden is an all weather tennis court with a terrace and summer house to one side. The gardens provide a high degree of privacy and seclusion, and in total, amount to about 2.3 acres.

**Situation**

- **Quakers** is located within superb landscaped gardens amounting to about 2.3 acres which provide a highly private semi-rural position.

**Shopping Facilities:** Brasted High Street offers many Antique Shops, public houses, a village shop and Tea Room. Sevenoaks (5.6 miles) provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Westerham (3.1 miles) provides further local shops and restaurants. Bluewater Shopping Centre in Dartford.

**Mainline Rail Services:** Sevenoaks (5.1 miles) London Bridge/Cannon Street/Charing Cross. Oxted (6 miles) London Victoria.

**Primary Schools:** Westerham, Ide Hill and Sundridge.

**Secondary Schools:** Knole Academy in Sevenoaks, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge.

**Private Schools:** Sevenoaks and Tonbridge Public Schools, Sevenoaks and New Beacon Preparatory Schools, Combe Bank School in Sundridge, Walthamstow Hall Girls School in Sevenoaks.

**Leisure Facilities:** Extensive bridle paths and walks in the local area. Golf at Westerham, Wildernesse, Knole and Nizels. Sevenoaks Swimming and Leisure Centre. Oxted Leisure Centre. National Trust houses and gardens.

**Motorway Links:** The M25 at Chevening gives access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel.

**Directions**

From junction 5 of the M25 take the A21 and head west at the second turn off onto the A25 towards Westerham. In the village of Brasted turn left into Chart Lane signed Brasted Chart. Proceed up the lane for approximately 1.5 miles and the entrance to Quakers will be found on the right hand side.
Quakers, Braisted Chart

Gross internal area (approx.)

- House - 510.0 sq m (5489 sq ft)
- Garage / Gym - 79.9 sq m (860 sq ft)
- Workshop - 15.1 sq m (162 sq ft)

For identification only - Not to scale
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Ground floor

- Drawing room: 6.91 x 5.41 (22'8" x 17'9")
- Dining room: 5.49 x 4.49 (18'0" x 14'8")
- Sitting room: 4.48 x 3.76 (14'8" x 12'4")
- Garden room: 3.89 x 3.81 (12'9" x 12'6")
- Study: 4.49 x 3.79 (14'8" x 12'5")
- Reception hall
- Kitchen / Breakfast room: 7.53 x 4.52 (24'8" x 14'10")
- Utility room
- Boiler room
- Workshop: 5.27 x 3.36 (17'3" x 11'0")
- Gym: 6.31 x 3.84 (20'8" x 12'7")
- Garage: 6.02 x 3.86 (19'9" x 12'8")
- Garage: 5.72 x 4.88 (18'9" x 16'0")
General Remarks

Services
Mains electricity, water and drainage. Oil fired central heating.

Outgoings
Sevenoaks District Council – 01732 227000.
Tax band ‘H’.
Rates for 2015/2016 – £3096.02.

Viewing
Strictly by appointment with Savills on 01732 789700.

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