



The Breaches, Vicarage Hill, Westerham TN16
£3,575,000 Guide Price

Robert
Leech. 



A once in a generation opportunity to acquire Westerham's iconic home.

Set in the heart of one of Kent's most sought-after market towns, this remarkable 2.2-acre retreat was once the residence of Alice Liddell, the inspiration for Lewis Carroll's famous Alice's Adventures in Wonderland and Alice Through The Looking Glass.





Breaches is a remarkable Grade II listed house, seamlessly blending Elizabethan and Victorian architectural styles into an exceptional 7,175 sq ft residence. The original part of the house is believed to have been an Elizabethan banqueting hall which has been enhanced by two major Victorian additions. The oldest part of the house benefits from stunning features coupled with higher ceilings as a result of its heritage.

Upon entering, you're greeted by a grand reception hall with an inglenook fireplace. The ground floor also features an open-plan kitchen/breakfast room, a family room, a large dining room, a spacious entertaining room, a study, utility room, 2 cloakrooms, a gym, along with ample storage in the cellar. The first floor boasts five bedrooms, a dressing room, a large reception room/office which could serve as a further bedroom, three bathrooms, and a Jack-and-Jill WC. The second floor includes a large sitting area, two attic bedrooms, a romantic bathroom and a storeroom.

The property is further enhanced by a detached double garage, two additional garages, a workshop/garden store, a summerhouse, a swimming pool, a pool house, and a barbecue gazebo.

Notable features of Breaches include high ceilings from its 19th-century additions, beautifully restored solid wood floorboards, exposed ceiling and wall beams, and cast-iron radiators. The home is adorned with sash bay windows and several fireplaces, including an inglenook in the reception hall. It also boasts an open-plan kitchen/breakfast room, stylish bathroom suites that include both large showers and traditional roll-top baths, a large utility room currently used as a dog room with potential for other use and excellent storage solutions with built-in cupboards, and a substantial cellar. The property also offers low-cost carbon neutral electricity via a discreet solar array largely hidden away in the grounds.

The gardens of this property truly exceed expectations with over 2 acres of predominantly secluded and remarkably serene, south-facing gardens and grounds. The layout of the gardens offers the social benefits of a town centre with a village feel coupled with the tranquility of the countryside. This could be the ideal property for someone leaving London for the benefits of the countryside.

Meticulously landscaped gardens that wrap around the side and rear of the house, with pastoral backdrops, including a gently flowing stream through a wild meadow and private woodland—a haven for wildlife. Key features include a stunning outdoor pool complete with changing rooms and a summer/pool house. The River Darent meanders across the lower part of the grounds, with an historic leat positioned further up towards the main gardens, connected by charming footbridges. A detached double garage, two additional garages, a garden store/workshop and a garden shed are in addition to the principal home.

At a glance

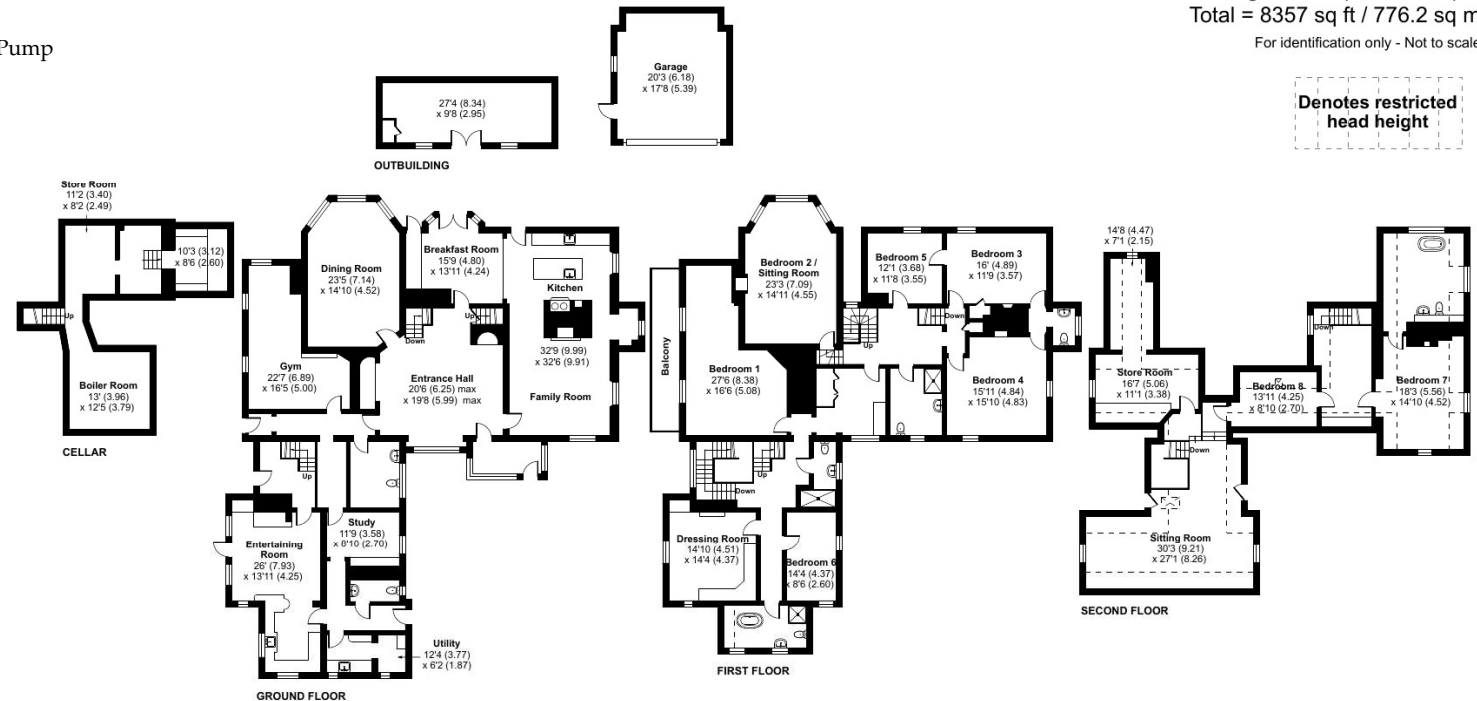
- Several Multi-Purpose Rooms
- Rear gates opening onto farmland
- Approximately 2.2 Acres
- Garden Store/Workshop
- Cellar
- Gym
- Gated Driveway
- Heated Saltwater Pool with Ground Source Heat Pump
- Solar Panel Energy
- Detached Double Garage
- 2 Additional Single Garages
- Barbecue Gazebo
- Grade II Listed
- Sevenoaks District Council Tax Band H



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Approximate Area = 7175 sq ft / 666.5 sq m
 Limited Use Area(s) = 566 sq ft / 52.5 sq m
 Garage = 351 sq ft / 32.6 sq m
 Outbuilding = 265 sq ft / 24.6 sq m
 Total = 8357 sq ft / 776.2 sq m

For identification only - Not to scale



Intrigued?

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/dcheom 2024. Produced for Robert Leech Estate Agents Ltd. REF: 1188421



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