

Payne & Co.



1 Lockyer Place Mill Street

Freehold

Westerham TN16 1TG

£685,000



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Situation

The property is located in the heart of the historic market town of Westerham with an array of shops and numerous restaurants, pubs, cafes and old coaching inns. Excellent fitness and sporting facilities are available including Mooreenergy Fitness Centre, nearby golf clubs of Westerham, Limpsfield Chart and Parkwood and the area is home to a number of highly regarded schools. The town is surrounded by extensive Green Belt countryside providing numerous walks and facilities for recreational activities.

Nearby towns of Oxted (3.4 miles) and Sevenoaks (6 Miles), offer more extensive shopping and leisure facilities, as well as mainline rail services to London from Oxted and Sevenoaks and within easy access of the M25.

Location/Directions

For SatNav use: TN16 1TG. Turning off Vicarage Hill (the A25) head along Mill Lane and parking is available at the end of this road in the car park.

To Be Sold

Offered with NO CHAIN. A Grade II attractive Georgian residence set in Westerham's conservation area and benefitting from a generous amount of accommodation, south facing rear garden and parking.

Front Door

Leading to;

Entrance Hallway

Stairs to first floor. Doors to;

Cellar

Wall mounted boiler, power and light, plumbing for washing machine.

Kitchen

Rear aspect window, stable door (to rear garden), range of eye and base level units with wood effect work surfaces and inset stainless steel 4 ring gas hob with oven below and extractor over, stainless steel one and a half bowl sink with drainer and mixer tap, feature ceiling beams, space and plumbing for washing machine.

Lounge / Dining Room

Two secondary glazed front aspect windows and side aspect window, two radiators, integral storage, brick and tile fireplace with gas-fired stove.

First Floor Landing

Radiator, integral storage, stairs to second floor, doors to:

Dressing Room

Front aspect secondary glazed window, radiator, door to;

Bedroom

Front aspect secondary glazed window, radiator, integral storage.

Tel: 01883 712261

Bathroom

Rear aspect window, two piece white sanitary suite (comprising close coupled WC, bath with mixer tap and hand held shower attachment together with wall mounted shower over and glass screen, wash hand basin with mixer tap, high level storage cupboard.

Bedroom

Front aspect window, radiator.

Top Floor

Bedroom

Front aspect sash window. wooden floorboards.

Outside

An attractive south facing paved courtyard garden ideal for al fresco dining, pots and planters. Gated access through to Mill Street.

There is car parking for one car available in the car park at the end of Mill Street 50m distant.

Sevenoaks District Council Tax Band D

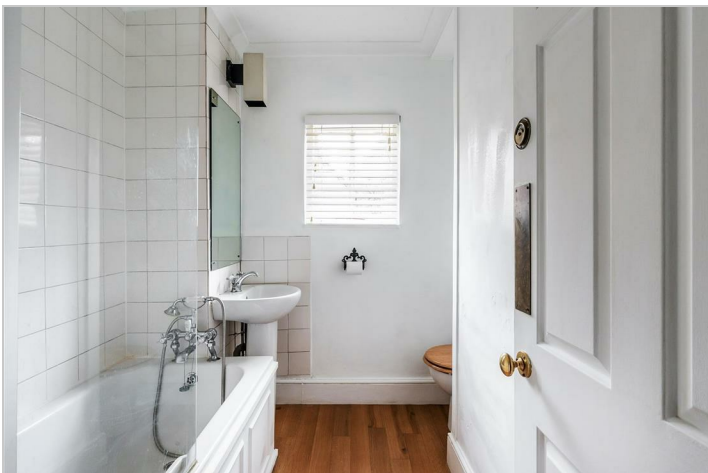
Notes

NB:

We have been verbally advised by the seller that the property has full, hard-wired, compliant fire precautions.

The file for the property comes complete with Electrical Inspection Condition report dated January 2024 with a Satisfactory rating, a Homeowner Gas Safety Record dated October 2024, a Rentokil Certificate of Guarantee for wood rotting fungi treatment, and Building Regulations Compliance certificate for the boiler that was installed in 2016.

The car parking at the end of Mill Street is set up as a limited company that 1 Lockyer Place and seven neighbouring properties are all part of. All properties are currently contributing £20 / month towards general upkeep/maintenance. We have been advised that this car park is about to be resurfaced with tarmac.



Road Map



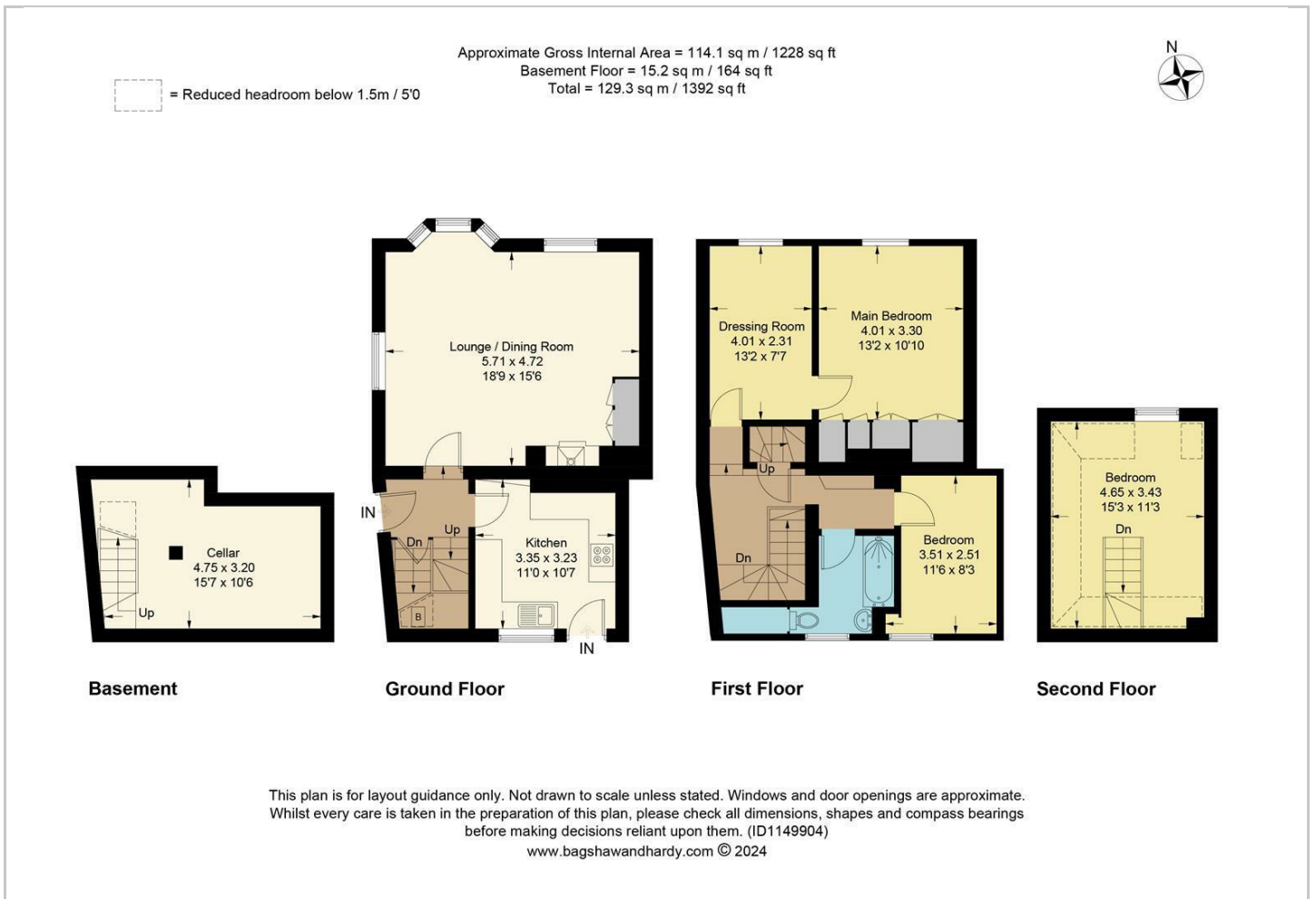
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.