



Ibbett Mosely





Hosey Hill, Westerham, Kent, TN16 1TB

Guide Price £650,000 Freehold

STANDING IN AN ELEVATED SEMI RURAL POSITION IN THE METROPOLITAN GREEN BELT AND AN AREA OF OUTSTANDING NATURAL BEAUTY THIS UNIQUE DETACHED CHALET STYLE HOME IS IN A TUCKED AWAY LOCATION WITH PANORAMIC VIEWS TO THE NORTH DOWNS, THE PROPERTY IS SET WITHIN WELL ESTABLISHED GARDENS APPROACHING HALF AN ACRE

- Two Bedrooms
- Dining Room
- Double Glazing
- Large Garden
- Ground Floor Bathroom
- Kitchen
- Home Office
- L-Shaped Sitting Room
- Gas Central Heating
- Two Parking Spaces

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LOCATION

Hosey Heights is situated about half a mile from the centre of Westerham where you will find a selection of shops as well as two small supermarkets, there is also a medical centre, library and an abundance of restaurants, cafes and bars catering for most tastes. The Green is a focal attraction with the statues of Sir Winston Churchill and General Wolfe, both former Westerham residents.

Churchill Primary School is about a miles drive from the property and there are other state and private schools for all age groups in the surrounding villages and towns as well as various sporting and

recreational facilities including Westerham Golf Club.

Bus services from the town to Sevenoaks, Oxted and Bromley all with a wider choice of shops and main line stations to London. Junctions 5 and 6 of the M25 are both a short drive and connect with other motorway networks, the Dartford River Crossing, Bluewater Shopping Centre, The Channel Tunnel and Gatwick and Heathrow Airports.

GROUND FLOOR

ENTRANCE PORCH

With electric heater, double glazed window, ceramic tiled floor and door to the entrance hall.

ENTRANCE HALL

With oak flooring.

L-SHAPED SITTING ROOM

A bright and spacious double aspect room with double glazed windows and door to the front terrace and garden, two radiators, oak flooring and stairs to the first floor.

DINING ROOM

With radiator, oak flooring and double glazed sliding patio door to terrace and garden.

KITCHEN

Fitted with a range of base and wall units, built in appliances including a hob and oven. Single drainer one and a half bowl sink unit, part tiled walls, tiled floor, wall mounted gas boiler for central heating and hot water, timbered ceiling and double aspect double glazed windows.

BATHROOM

With enclosed bath with a separate shower over, W.C. and hand basin. Radiator, part tiled walls, Chrome ladder style towel rail, linen cupboard and double glazed window.

FIRST FLOOR

LANDING

With eaves storage cupboard.

BEDROOM

With radiator, double glazed window, wardrobe cupboard, eaves cupboard and access to the loft storage area. Vaulted timbered ceiling.

BEDROOM

With radiator, double glazed window, two eaves cupboards and vaulted timbered ceiling.

OUTSIDE

PARKING: There is off-street parking for two cars.

HOME OFFICE: Located to one corner of the garden with light and power.

THE GARDEN: The property is approached via steps from the parking area and a path leading through the gardens, within the gardens there are wide expanses of lawns with various mature trees

and shrubs. To the front of the property is a large sun terrace and to one corner a garden store. The garden extends in total to almost half an acre.

COUNCIL TAX

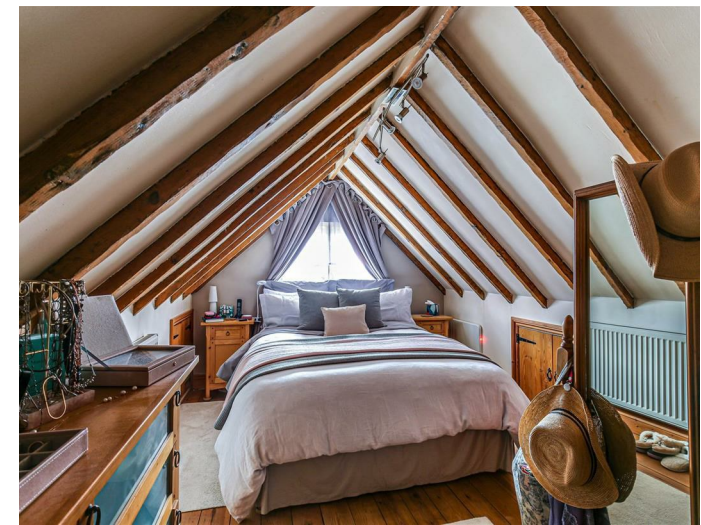
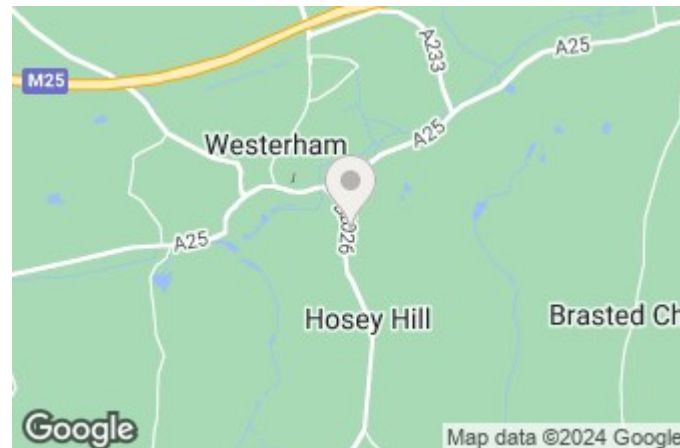
The property is located in the Sevenoaks district and is in band "B" for council tax payments

SERVICES

Mains gas, water, electricity and drainage are connected.

ROUTE TO VIEW

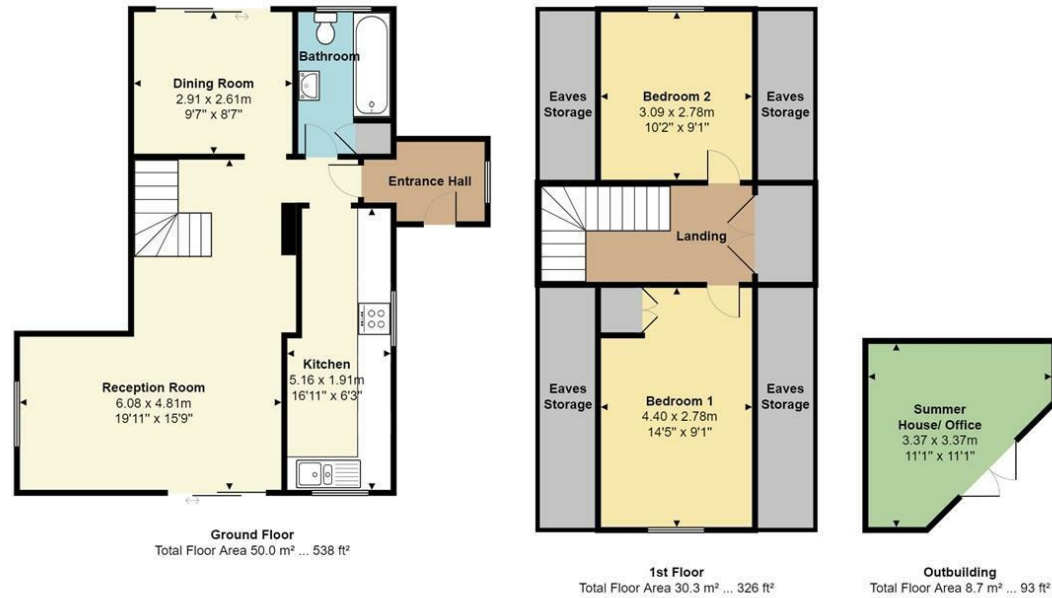
From Westerham proceed on the A25 towards Brasted and Sevenoaks. Pass The Green and continue down Vicarage Hill, at the foot of the hill turn right into Hosey Hill (B269). Continue up Hosey Hill for about a quarter of a mile and the drive to Hosey Heights will be found on the left and also serves Hosey Shaw.



EPC Rating- D

Hosey Hill, Westerham, TN16

Total Floor Area: 88.9 m² ... 957 ft² (excluding eaves storage)



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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