



Ibbett Mosely

Mapleton Road, Four Elms, Kent, TN8 6PL



LOCATED IN A RURAL POSITION SURROUNDED BY GREEN BELT AND LANDMARK TRUST LAND THIS SELF CONTAINED TWO BEDROOM GROUND FLOOR APARTMENT IS SITUATED WITHIN A CHARMING PERIOD MANOR HOUSE WHICH IS SET IN COMMUNAL GROUNDS EXTENDING TO ABOUT FIVE ACRES. THE PROPERTY HAS BEEN SYMPATHETICALLY IMPROVED APON BY THE PRESENT OWNERS INCLUDING VICTORIAN CAST IRON RADIATORS, SOLID OAK FLOORING IN THE RECEPTION ROOM AND PANELLING IN THE MAIN BEDROOM
** HEATING CHARGES AT UNDER £500 DURING THE LAST YEAR **

PRICE £340,000 - SHARE OF FREEHOLD OWNED. MAPLETON HOUSE IS MANAGED BY THE MAPLETON HOUSE RESIDENTS ASSOCIATION

GROUND FLOOR

Entry phone allowing access to the communal hall.

ENTRANCE HALL

With a Victorian cast iron radiator, utility cupboard with space and plumbing for a washing machine. Fitted carpet. Double doors opening to the reception room.

RECEPTION ROOM

With two Victorian cast iron radiators, double glazed bay window to the front with fitted blinds, a feature stone surround to a fireplace with mantle and hearth. Solid oak flooring. Wall lights, ornate coving to the ceiling and opening to the fitted kitchen.

- Two Bedrooms
- Bathroom
- Reception Room
- Fitted Kitchen
- Oil Central Heating
- Double Glazing
- Two Allocated Parking Spaces
- Very Economical to Run
- No Ground Rent
- Communal Gardens

FITTED KITCHEN

Fitted with a range of wall and base units with granite work surfaces. Integrated Bosch appliances including four ring hob with oven under and stainless steel extractor hood over, dishwasher and fridge/freezer. There is a stainless steel bowl set into the work surface, ceiling down lighters, part tiled walls, tiled flooring and a double glazed window.

BEDROOM 1

With a decorative Victorian radiator, double glazed window, a feature wood panelled wall, fitted carpet.

BEDROOM 2

Currently used as a home office with decorative Victorian radiator, double glazed window, and fitted carpet.





BATHROOM

Large bathroom with white suite of enclosed bath with mixer tap and shower attachment, W.C. and hand basin. Heated towel rail, ceiling down lighters, extractor fan, part tiled walls and tiled floor.

OUTSIDE

PARKING

The property has two allocated parking spaces, one to the front of Mapleton House and one to the back.

There are ample visitors parking bays.

COMMUNAL GROUNDS

Approached from Mapleton Road through twin electronically operated gates on brick piers to a gravel drive and parking area, the property is well screened from the road by mature trees and shrubs.

The communal gardens are to the back of Mapleton House and include sweeping lawns with a back drop of mature woodland, there is an entertaining area with barbecue, small pond and formal rose beds. There are several seating areas to relax in throughout the grounds which extend in total to approximately five acres.

TITLE

The property is being sold with a share of the freehold.





SERVICES

Mains water and electricity are connect. The property has oil central heating and there is a private drainage system. High speed broadband with category 5 integration throughout.

COUNCIL TAX

Sevenoaks District Council are the local authority covering Four Elms and for Council Tax purposes the property is registered in band 'D' with a payment of £2,388.92 for the year 1st of April 2024 until the 31st of March 2025.

SERVICE CHARGES

We are advised that the service charge is payable monthly or biannually (In April and October) and is just £123 per month (£735.70 if paid biannually). Copies of the schedule of recent payments is available on request.

Given that the property is freehold there is no ground rent to pay.

There is an annual building insurance premium (payable in March/April), last year the cost was £190.30

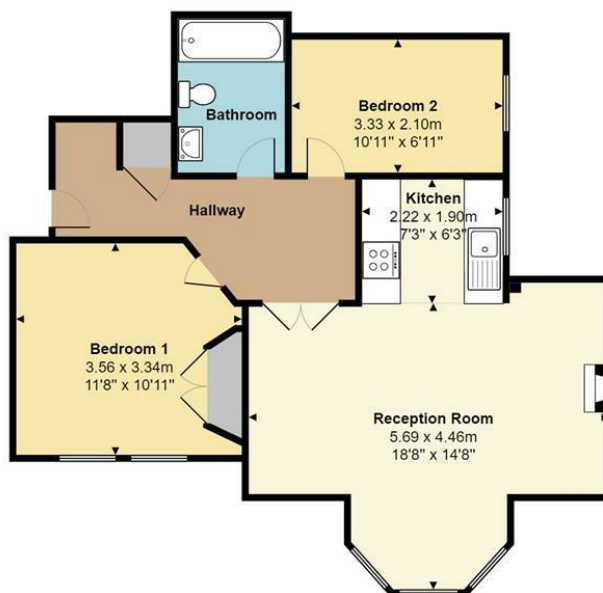
ROUTE TO VIEW

From Westerham proceed on the A25 towards Sevenoaks, pass The Green and go down Vicarage Hill, at the foot of the hill turn right into Hosey Hill (B269). Continue for just over a mile turning left into Mapleton Road, signposted Chartwell House. Continue down Mapleton Road for about another mile, after passing Chartwell House, and Mapleton House will be found on the left.



Mapleton House, Mapleton Road, Four Elms, TN8

Total Floor Area: 57.0 m² ... 614 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

Westerham 01959 563265

EPC Rating- C

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