



Ibbett Mosely

Brasted Road, Westerham, Kent, TN16 1LJ



A rare opportunity to acquire a unique and beautiful period residence of character, converted some years ago from the former farm buildings to the Dunsdale Estate.

The property has typical mid nineteenth century stone and brick elevations under a mainly slate and tiled roof, attached to other parts of the original conversion the property has a beautiful main reception room with vaulted ceiling, inglenook with log burner and balcony from bedroom one.

GUIDE PRICE £995,000 FREEHOLD

Bedroom One with En-Suite Shower Room | Two/Three Further Bedrooms | Bathroom | Shower Room | Beautiful Reception Room with Vaulted Ceiling, Balcony and Inglenook Fireplace | Dining Room | Reception Room/Bedroom Four | Kitchen/Breakfast Room | Utility Room | Gas Central Heating | Large Garden with Courtyards | Ample Parking

DESCRIPTION

Stable Cottage is a unique and unusual period residence of character formerly farm buildings which once formed part of the 'Dunsdale' Estate.

The elevations are mainly of stone and brick under a mainly slate and tiled roof, internally there is a magnificent reception room with vaulted ceiling, inglenook fireplace and balcony from the main bedroom.

The property is in An Area of Outstanding Natural Beauty and the Metropolitan Green Belt.

Approached over a private access road from the Brasted Road an inspection comes highly recommended.

LOCATION

The property lies to the east of Westerham Town Centre where there are a number of local specialist shops as well as two small supermarkets, there is a library and medical centre as well as numerous cafe's, restaurants and bars which cater for most tastes.

Bus connections to Sevenoaks, Oxted and Bromley and stations at Sevenoaks or Oxted.

There are sporting and recreational facilities in the area including golf at the Westerham Club.

M25 access from junctions 5 or 6.

GROUND FLOOR

ENTRANCE HALL

Cupboard with gas boiler for central heating and hot water. Open to the kitchen/Breakfast room.

RECEPTION ROOM

A beautiful room with vaulted ceiling with double glazed Velux windows, inglenook fireplace with log burner, bressumer beam





and brick hearth. Balcony from bedroom one. Access from the kitchen/breakfast room and to the dining room.

DINING ROOM

With deep glazed windows to two sides, one side with doors to an inner courtyard and the other with a glazed door to a front courtyard, wood effect flooring and door to an inner hall.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units, island unit. Range style cooker, extractor and sink unit.

UTILITY ROOM

With a Butlers style sink, plumbing for appliances and space for a fridge/freezer.

BATHROOM

With enclosed bath with a mixer tap, w.c., and hand basin. Pull out storage cupboard and part tiled walls.

INNER HALL

With Stairs to the first floor and wood effect flooring.

SHOWER ROOM

With walk in shower cubicle, w.c., and hand basin. Tiled walls and flooring, ladder style towel rail and extractor fan.

RECEPTION ROOM/BEDROOM FOUR

With double glazed doors to a small patio garden to the front

BEDROOM THREE

A single room currently used as a dressing room.

FIRST FLOOR

From the entrance hall there are stairs to bedroom one.





BEDROOM ONE

With wardrobe cupboards, walk in wardrobe/store and double doors to a BALCONY overlooking the main reception room.

EN-SUITE SHOWER ROOM

With shower cubicle, w.c., and hand basin.

BEDROOM TWO

With part sloping ceilings and large eaves storage space.

OUTSIDE

PARKING

There is ample off road parking to the front of the property.

THE GARDEN

Inner courtyard being mainly paved with some shrubs, there is a second courtyard area to the front of the property again mainly block paved with gated entrance. On the opposite side of the private drive is a large area of grass with a number of mature trees.

NOTE

We are advised that there is a pedestrian right of access across the southern part of the garden.

COUNCIL TAX

The property is in council tax band 'D'

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

DIRECTIONS

Leave Westerham on the A25 towards Sevenoaks, leave the town and pass the town car park on the left.

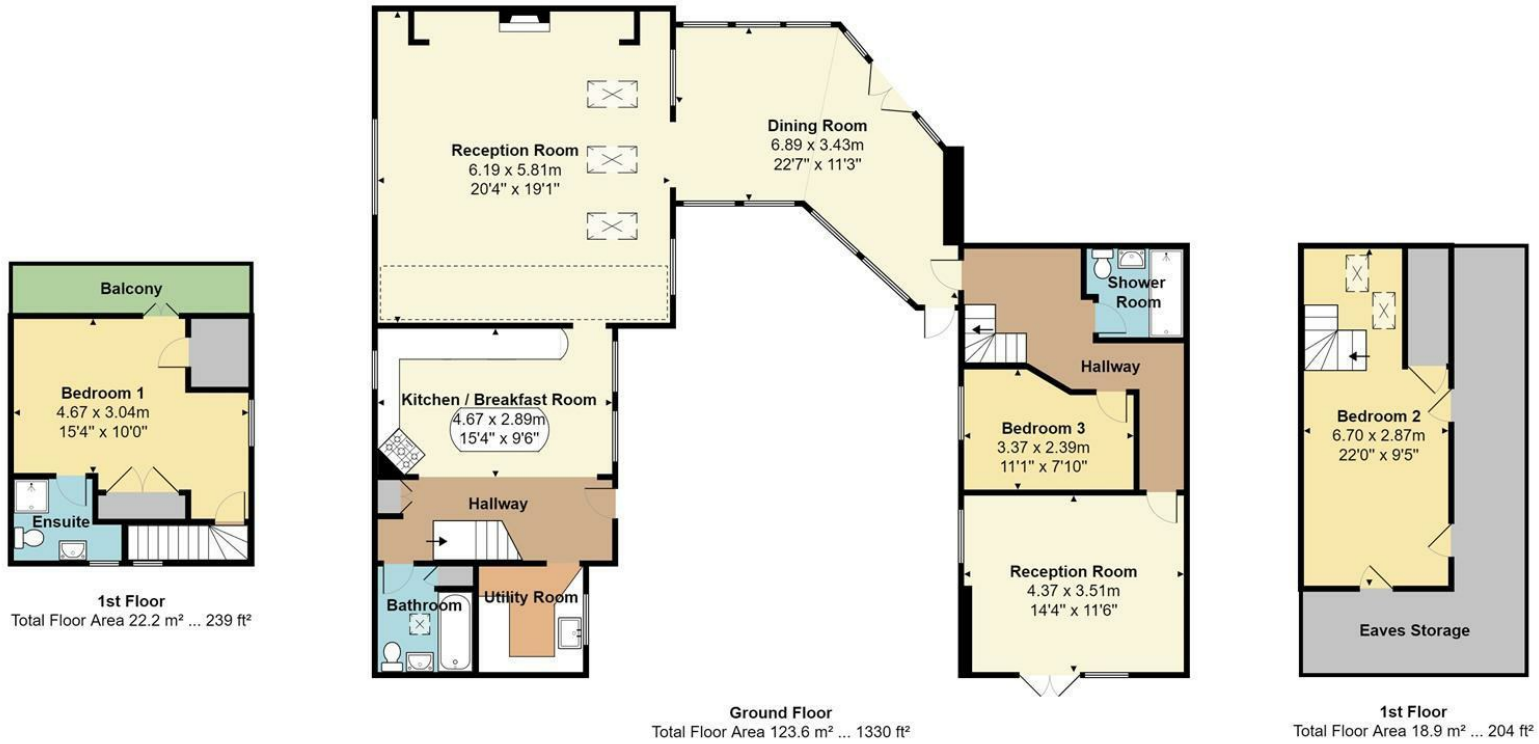
The drive leading to Stable Cottage will be the next on the right, continue up the drive and through the electric gate. The property will be found on the left.

From the inner hall there are stairs to bedroom two.



Brasted Road, Westerham, TN16

Total Floor Area: 165.0 m² ... 1776 ft² (excluding eaves storage, balcony)



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

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

EPC Rating- E

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property. ver 3.0

...a name you can trust
offices in Kent and London