



Ibbett Mosely

Berrys Green Road, Berrys Green,
Westerham, TN16 3AH



Standing in an elevated semi rural location this spacious and imposing detached family home is set within garden and grounds extending to over one acre and is offered for sale in excellent condition

There are four good size bedrooms, two bathrooms (One en-suite) three reception rooms, a double glazed conservatory and a large kitchen/diner. There's a double garage and excellent parking for a number of vehicles.

PRICE FREEHOLD £1,400,000

LOCATION

Cudham View is located in a semi rural location two minutes to Cudham Village, nine minutes to Westerham and fifteen minutes to Sevenoaks where you will find a selection of private and grammar schools for all ages. Stations to London from Orpington (approx ten minutes drive) and Chelsfield (approx twelve minutes drive).

GROUND FLOOR

SPACIOUS ENTRANCE HALL

With radiator in cabinet surround, oak flooring, stairs to first floor with cupboard under, cloaks recess.

CLOAKROOM

With WC, hand basin, radiator, oak flooring and double glazed window.

DRAWING ROOM

With glazed double entrance doors from the hall. Two radiators, double glazed

- Four Bedrooms
- Two Bathrooms (One En-Suite)
- Three Reception Rooms and a Double Glazed Conservatory
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Gas Central Heating
- Double Glazed
- Double Garage and Ample Parking
- Garden and Grounds of Over One Acre

windows and double doors to the terrace and garden. Brick surround to fireplace with over mantle and open grate.

SNUG/T V ROOM

With radiator in cabinet surround, part panelled walls, double glazed windows and double doors to terrace and garden

OFFICE

With radiator, double glazed window and shelved storage cupboard. Square opening to the conservatory.

CONSERVATORY

With double glazed windows and double doors to the garden, electric radiator and glazed roof.

DINING ROOM

With radiator in cabinet surround, double glazed windows, brick surround to fireplace, some wall panelling, oak flooring and opening to





FITTED KITCHEN

Well fitted with a range of base and wall units, plate rack, six ring range style cooker with tiled splash back and extractor over. Single drainer one and a half bowl sink unit, built in dishwasher, breakfast bar, oak flooring and double glazed double aspect windows.

UTILITY ROOM

With Butlers sink, plumbing for washing machine, Potterton gas boiler for central heating and hot water, part tiled walls, oak flooring, double glazed window and stable style door to the terrace and garden.

FIRST FLOOR

LANDING

Hatch with fitted ladder to loft space, linen cupboard with hot water cylinder and shelving. Walk in store room with fitted shelves and eaves access.

BEDROOM 1

With radiator, double glazed windows, range of fitted wardrobe cupboards. Door to

EN-SUITE BATHROOM

With enclosed bath with mixer tap and shower attachment, WC and hand basin with drawer under. Ladder style towel rail, double glazed window, extractor fan, shelved cupboard and tiled floor.

BEDROOM 2

With radiator, double glazed windows and fitted wardrobe cupboards with end display shelves.

BEDROOM 3

With radiator, double glazed window and fitted wardrobe cupboards.





BEDROOM 4

With radiator, double glazed windows and fitted wardrobe cupboards.

BATHROOM

With enclosed bath with mixer tap and hand spray, WC and hand basin in surround with cupboards under. Ladder style towel rail and double glazed windows.

OUTSIDE

From Berrys Green Road there are double electric gates through to a large parking area situated in front of a double garage with up and over doors. Steps from the drive lead up to the house. The garden and grounds surround the property and include lawns, flowering trees and shrubs, a terrace and a useful former stable and store. The garden and grounds extend to just over one acre.

SERVICES

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

COUNCIL TAX

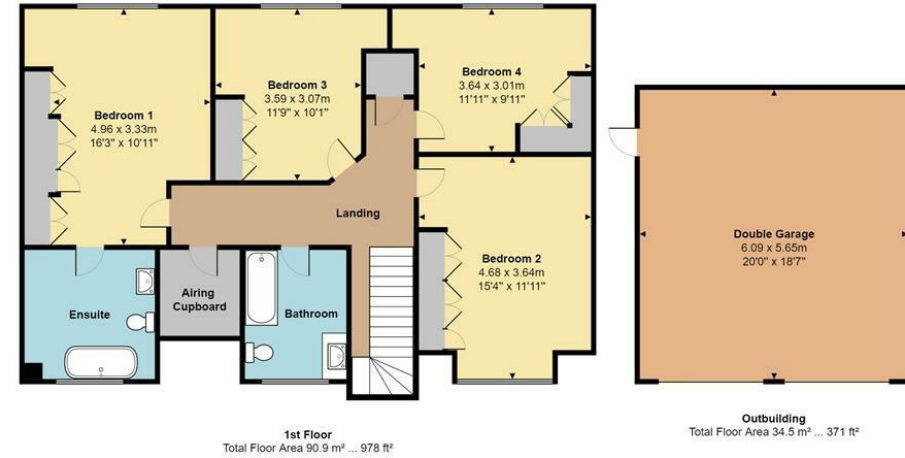
The property is in the London Borough of Bromley and is in Council Tax Band "G"

ROUTE TO VIEW

From Westerham Hill, turn right into Grays Road, bear left to go down Buckhurst Road. In approximately one mile you will turn into Berrys Green Road which is on the left. Follow Berrys Green Road, Cudham View is located as the last house on the left before the road ends. Alternatively if coming from Keston, turn left at the roundabout to Downe Village which is Downe Road, turn right at the village into Luxted Road which turns into Single Street. Turn left down Berrys Hill and then turn right into Berrys Green Road, Cudham View is the first house on the right.

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Total Floor Area: 245.4 m² ... 2641 ft² (Including Garage)



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

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EPC Rating- D

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