



Ibbett Mosely



## High Street, Westerham, TN16 1RG

### Guide Price £378,000 Freehold

**\*\* FOR SALE FREE OF CHAIN DUE TO RELOCATION\*\***

**This delightful Grade II Listed cottage of character has been improved in the last two years whilst retaining period features expected within a property of this age including exposed timbers and an inglenook style fireplace.**

- Two Bedrooms
- Sitting Room
- Gas Central Heating
- Loft Room
- Kitchen/Dining Room
- Period Features
- First Floor Bathroom
- Utility/Cloakroom
- Large Garden

**\*\* FOR SALE FREE OF AN ONWARD CHAIN\*\***

This beautiful Grade II Listed inner terraced cottage of character dates from the 17th Century with later alterations and extension. The cottage has painted brick and tile hung elevations under a tiled roof, with the later extension having brick elevations under a mainly flat roof. Since purchasing our clients have undertaken a number of improvements including overhauling the roof and redesigning the first floor to include a bathroom and converting the original ground floor bathroom into a utility/cloakroom.

Further potential still remains within the planning permission to create a studio in the loft room.

The garden is of a good size with large garden shed.

#### LOCATION

Located on the A25 to the west of Westerham town centre, yet still within walking distance. The town offers a variety of shops including two supermarkets, there is a library, a medical centre and the Churchill Primary School. There are many restaurants, bars and cafes in the town, several of which are situated around The Green on which the statues of Sir Winston Churchill and General James Wolfe stand. There are sporting and recreation facilities on

the King George's Playing Fields and golf at the Westerham Club.

Bus services from the town go to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London. M25 access from junctions five or six.

#### GROUND FLOOR

The front door opens directly into the sitting room

#### SITTING ROOM

With radiator, brick chimney breast to an inglenook style open fireplace with beam over and custom made firedogs, fireback and basket. Window to the front with fitted shutters. High timbered ceiling, meter cupboard, stairs to the first floor and door to the kitchen/dining room.

#### KITCHEN/DINING ROOM

Fitted with base and wall units, slot in gas cooker, dishwasher and a single drainer single bowl sink unit with waste disposal unit and mixer tap. Shelved cupboard, painted ceiling timbers, radiator. Brick chimney breast with feature cast iron grate. Limestone flooring. Door to the garden and access leading to the utility/cloakroom.

### UTILITY/CLOAKROOM

With w.c., hand basin, fitted wooden butchers block work surface with shelf and plumbing for a washing machine under. Wall mounted combi gas boiler, secondary glazed window and tiled flooring.

### FIRST FLOOR

Approached from the sitting room, the stairs has a rope and two bespoke handrails and motion sensor lighting.

### LANDING

With radiator and some exposed timbers, ladder style steps up to the attic room.

### BEDROOM ONE

With radiator, secondary glazed window with window shutters. Recessed cupboard.

### BEDROOM TWO

With radiator and exposed floor boards.

### BATHROOM

With walk in bath with a separate shower over, w.c. and hand basin. Extractor fan, ladder style towel rail, part tiled walls and decorative tiled flooring.

### ATTIC ROOM

As part of the Listed Buildings consent which was obtained for the alterations that have been made the attic room was designated to become a studio. There are sloping timbered ceilings with skylight windows.

### OUTSIDE

There is a good size garden to the back of the cottage with a 6' x 8' timber garden shed, lawn, flowering plants, trees and shrubs including roses, Irish Yew bushes, lavender, and rhododendron.

### PARKING

The current owners rent a space, which will fit two small cars in the car park opposite at a rent of £100 per calendar month. It is understood that this arrangement can continue.

### COUNCIL TAX

The property is administered by the Sevenoaks District Council and is in council tax band "C"

### NOTES

1. The cottage has a right of pedestrian access to the side of 4 Brewery Cottages to access the garden and back of the cottage. The right of access is also in favour of numbers 1 & 2 Brewery Cottages.
2. All appliances and most furnishings are for sale/negotiable.
3. External photographs show parts of other cottages within the terrace.
4. A guarantee for Japanese Knotweed treatment will be transferred to the new owner.

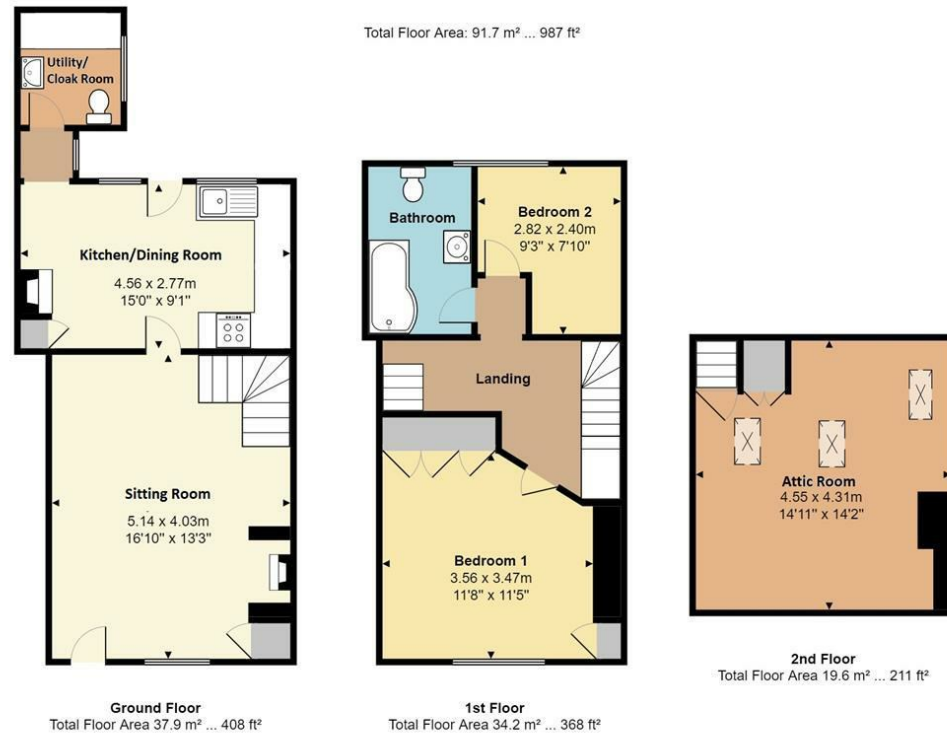
### DIRECTIONS

Leave Westerham on the A25 towards Oxted, pass the Croydon Road, Stratton Terrace, New Street and Squerryes Mede on your right. Continue on the A25 when the terrace of cottages will be on the right immediately after going around the right hand bend. If you pass Black Eagle Close you will have gone too far.



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Total Floor Area: 91.7 m<sup>2</sup> ... 987 ft<sup>2</sup>



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

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