



Ibbett Mosely



London Road, Westerham, Kent, TN16 1BB

Asking Price £399,950 Freehold

**** INSPECTION RECOMMENDED ****

In the Conservation area a short walk of the town centre this beautiful period cottage of character is Listed Grade II and is understood to date from the 16th Century Internally there are many period features

- 2 Bedrooms
- Dining Room
- Pretty Garden
- Ground Floor Bathroom
- Kitchen
- Parking by Arrangement
- Living Room
- Gas Central Heating
- Period Features

Tub Cottage is a terraced cottage, being one of four with rendered, timbered and tile hung elevations under a mainly tiled roof. The property is Listed Grade II and dates from the 16th Century.

Internally there are many retained features from the period.

We are advised that the property has flying freeholds with adjoining cottages.

WESTERHAM

The small historic town of Westerham is situated on the A25 between the larger towns of Oxted and Sevenoaks. There is a good choice of local shops, restaurants and public houses together with a church, library and primary school.

The larger towns of Oxted and Sevenoaks are approximately 4 and 7 miles away respectively; having much improved shopping facilities and main line stations into London.

Sporting facilities in the area include, golf in Westerham and Tatsfield, leisure centre and indoor swimming pool in Oxted, and tennis at the Limpsfield Club.

Access to the M25 at junction 5, Chevening, or Godstone, junction 6.

GROUND FLOOR

PORCH

with front door to:

SITTING ROOM

with radiator, brick chimney breast to fireplace with open grate, radiator, exposed timbers and opening to:

DINING ROOM

with radiator, wall light points, stairs to first floor with cupboard under, doors to covered way, and to:

KITCHEN

Recently refitted with a range of base and wall units, built in appliances including a hob, and oven. Stainless steel bowl with mixer tap, slimline dishwasher.

REAR HALL

with radiator, tiled floor, part glazed stable style door to covered way, and door to:

BATHROOM

With enclosed bath with separate shower over, W.C. and hand basin. Part tiled walls, chrome ladder style towel rail, tiled floor, double glazed window and recessed ceiling lights.

FIRST FLOOR

SMALL LANDING

with exposed beams.

BEDROOM 1

with radiator, vaulted timbered ceiling, exposed wall timbers, exposed floor boards.

BEDROOM 2

with radiator, hatch to loft, exposed timbers, shelved cupboard, cupboard with gas boiler, wardrobe cupboard.

OUTSIDE

Utility room with plumbing for washing machine and shelving. The garden is mainly to the back where there is a patio area with spa chippings, with stepping stones and some planters leading to a sun deck. There is a right of access to the back garden to the side 9 London Road.

PARKING

The current owner rents a parking space close by and it is understood that a similar arrangement can continue.

SERVICES

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

COUNCIL TAX

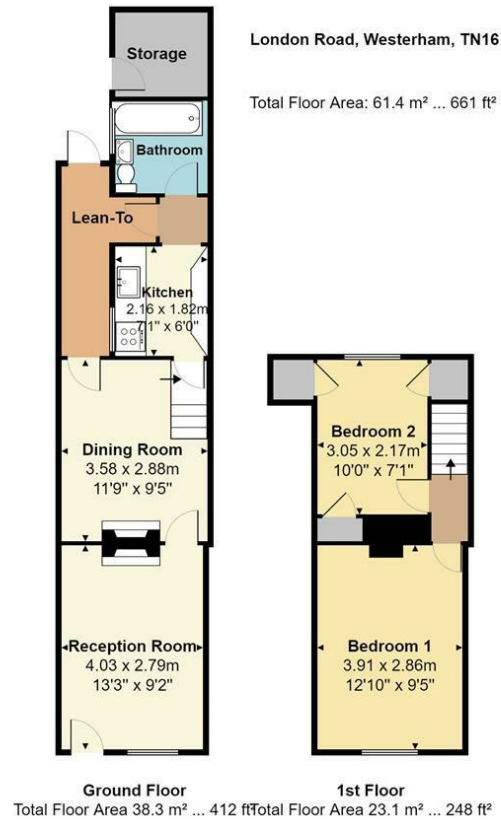
The property is in the Sevenoaks District and is in council tax band "C".

ROUTE TO VIEW

Take the A233 London Road from Westerham High Street. The property will be found on the left after about 100 yards.



EPC Rating- E



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

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