



Ibbett Mosely

Berrys Green Road, Berrys Green, Nr.  
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. A double garage has recently been converted to a home office and there is excellent parking for a number of vehicles.

OFFERS IN EXCESS OF £1,400,000  
FREEHOLD

## 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 a ten minute drive) and Chelsfield (approx a twelve minute drive).

## GROUND FLOOR

### SPACIOUS ENTRANCE HALL

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

### CLOAKROOM

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

### DRAWING ROOM

With glazed double entrance doors from the hall. Two radiators, double glazed windows and double doors to the terrace and

- Four Bedrooms
- Two Bathrooms (One En-Suite)
- Three Reception Rooms and Double Glazed conservatory
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Gas Central Heating
- Double Glazed
- Double Garage converted to Home Office
- Garden and Grounds of Over One Acre

garden. Brick surround to the 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 the terrace and garden.

### OFFICE

With radiator, double glazed window and shelved storage cupboards. 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 paneling, oak flooring and open to the

### 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 a 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 a fitted ladder to the loft space. Linen cupboard with hot water cylinder and shelving. Walk in store room with fitted shelves and eaves access.

**BEDROOM ONE**

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

**EN-SUITE BATHROOM**

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

**BEDROOM TWO**

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

**BEDROOM THREE**

With radiator, double glazed window and fitted wardrobe cupboards.

**BEDROOM FOUR**

With radiator, double glazed windows and fitted wardrobe cupboards.





## BATHROOM

With enclosed bath with mixer tap and hand spray, w.c. 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 which has recently been converted to a HOME OFFICE.

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 located in the London Borough of Bromley and is in Council Tax Band "G".

## ROUTE TO VIEW

From Westerham Hill (A233), turn right into Grays Road, bear left immediately to go down Buckhurst Road. In approximately one mile turn left into Berrys Green Road. 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 in Downe Road, turn right in 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 then the first house on the right



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Total Floor Area: 245.4 m<sup>2</sup> ... 2641 ft<sup>2</sup> (Including Garage)



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

**Westerham 01959 563265**

EPC Rating- D

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