





Hosey Common

Westerham, Kent, TN16 1TA

GUIDE PRICE: £750,000 FREEHOLD

- CHAIN FREE • VICTORIAN SCHOOL CONVERSION
- VERSATILE ACCOMMODATION • WESTERHAM HIGH STREET - 0.7 MILES
- PICTURESQUE SETTING • THREE BEDROOMS
- TWO BATH/SHOWER ROOMS • SCOPE TO IMPROVE TO TASTE
- SINGLE GARAGE & DRIVEWAY PARKING
- CLOSE TO SCHOOLS & KENT GRAMMAR SCHOOL CATCHMENT AREA

Attached home forming part of a unique Victorian school conversion, benefitting from an additional private garden area, garage and driveway parking and set amidst the leafy backdrop of Hosey Common.

Steeped in history and constructed from locally quarried ragstone, this character-laden property offers versatile accommodation arranged over two floors, with excellent scope to add one's own personal stamp.

The historic High Street with its wide selection of day-to-day amenities is within pleasant strolling distance, as well as extensive Greenbelt countryside, with a plethora of idyllic walks waiting to be enjoyed from the doorstep.

OVERVIEW:

A bespoke oak front door opens to a practical entrance hall linking the ground floor accommodation and providing plenty of space to hang coats/store shoes.

A bedroom (latterly used as a study), with vaulted ceiling, built-in cupboards and large window providing a pleasant outlook to the west across the common, is complemented by a recently refurbished shower room comprising a WC, corner enclosure and basin, located conveniently across the hallway.

The kitchen - whilst arguably dated yet thoughtfully fitted with a comprehensive mix of cupboards, appliances and counter tops - enjoys a sociable open-aspect to the impressively proportioned, split level, double-height reception. Bathed in a superb quality of natural light by virtue of its duet of tall windows, this striking space was constructed in 1899 as an extension to the original school building and formerly utilised as one of the principal classrooms. A brick fireplace within the room currently houses an electric fire and an open tread staircase rises from here to the upper floor.

An additional double-sized bedroom with built in sliding door wardrobes together with a dedicated utility area off the kitchen, offering space/plumbing to stack laundry appliances and additional cupboard storage, completes the ground floor layout.



To the first floor is the main bedroom with accompanying en suite bathroom, together with a mezzanine home office area, coupled with a most useful open storage recess behind – currently used as a library - which could however be subsequently enclosed to provide more conventional attic space, should one wish.

Externally, the property is attractively enveloped by a walled, courtyard style garden with pretty, cottage style planting which with its favourable westerly aspect, is a joyful area in which to bask in the afternoon sun.

The property also benefits from a gated garden area extending to approximately 0.1 acre, located within circa 30ft of the front door. Backing onto woodland, principally laid to lawn with mature shrubs, trees and hedged perimeters, this blissfully sheltered and secluded space would be an ideal spot to install a summerhouse or shepherd's hut, (subject to any necessary permissions being obtained). Within this gated area there is also a sizeable garage and driveway parking for 1/2 cars.

Further unrestricted parking is located directly to the front of the old school.

LOCATION:

Hosey Common is located to the southern periphery of Westerham in an Area of Outstanding Natural Beauty (AONB), with surrounding National Trust land peppered with inviting footpaths and bridleways. Chartwell, the historic home of Winston Churchill, is within easy reach in foot as indeed is the historic High Street, which is situated just 0.7 miles away.

Positioned between the larger commuter towns of Sevenoaks and Oxted. Westerham's roots date back to the Vikings and Romans with it evolving today into a charming market town with an eclectic yet comprehensive array of shops, eateries and daily amenities to include a primary school, doctor's surgery, dentists, opticians, gym and library.

Access to the M25 is available at Junction 5 in Chevening or Junction 6 at Godstone.

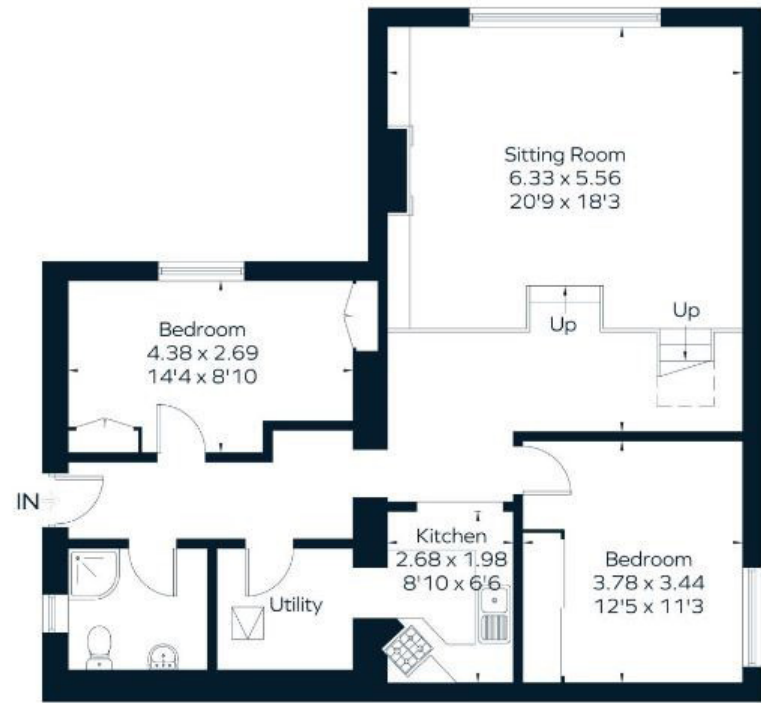
SERVICES, OUTGOINGS AND INFORMATION:

Mains electricity, gas (GFCH), water & drainage.
Council Tax Band: E (Sevenoaks)
EPC: F

VIEWING: Strictly by appointment via:
James Millard Estate Agents
1 & 2 The Grange
High Street
Westerham
Kent TN16 1AH
Tel: (01959) 565756
Email: westerham@jamesmillard.co.uk
Website: www.jamesmillard.co.uk



Approximate Area = 118.5 sq m / 1275 sq ft
 Garage = 22 sq m / 237 sq ft
 Total = 140.5 sq m / 1512 sq ft
 Including Limited Use Area (2.1 sq m / 23 sq ft)



Ground Floor

= Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents.

