





Berry's Green Road

Berry's Green, Westerham, Kent, TN16 3AH

GUIDE PRICE: £765,000 FREEHOLD

- SOUGHT-AFTER SEMI-RURAL HAMLET • PEACEFUL LOCALE
 - FOUR BEDROOMS • TWO BATHROOMS
 - COUNTRYSIDE WALKS FROM THE DOORSTEP
 - SPACIOUS KITCHEN & RECEPTION ROOMS
- EASY ACCESS TO OYSTER ZONE 6 STATIONS (CHELSFIELD 4.4 MILES & ORPINGTON 5.5 MILES)
 - BIGGIN HILL AMENITIES - 2.3 MILES
- PLENTIFUL DRIVEWAY PARKING & INTEGRAL GARAGE

Nestled in a charming semi-rural setting, this delightful, detached family home offers an abundance of space, with over 1,850 square feet of accommodation providing an enviable environment in which to raise a family.

The property features three generously proportioned double-sized bedrooms, each bathed in natural light and enjoying serene, leafy views, with a flexible fourth bedroom to the ground floor, together with a four-piece bathroom and integral garage which with some thoughtful renovation, could be transformed into a separate living area, providing privacy and independence to family members or guests.

The heart of this family home is undoubtedly the dual-aspect kitchen and dining room. The abundance of natural light and direct access to the garden create a seamless flow between indoor and outdoor living, mirrored by the triple-aspect family reception area, which exudes a warm and welcoming atmosphere.

As well as being suitably located for a diverse selection of schooling options from both the state and independent sector, the house is also commuter-friendly, with Oyster Zone 6 Chelsfield and Orpington stations accessible within a short drive.

POINTS OF NOTE:

- The property is set behind low-level hedging with a block paved driveway accommodating multiple vehicles with ease. Level lawn providing a picturesque accompaniment
- Generously proportioned sitting room extending 20ft, benefiting from a triple aspect bathing the room in natural light and enjoying direct access to the garden
- Kitchen/dining room with a range of solid wood base and wall cabinets, accompanied by tiled splashbacks and plenty of work surface to cater to busy family needs. Space for a dishwasher and multifunctional freestanding range-style cooker
- Double-glazed windows throughout the property
- Three well-proportioned double bedrooms each with fitted wardrobes and a versatile fourth bedroom/study/snug

- The rear garden has a paved patio immediately off the kitchen and adjacent to the reception providing a social area for day/evening gatherings. The remainder is laid to lawn and surrounded by hedging, providing a lovely space for children to enjoy

LOCATION:

Berry's Green is located approximately three miles from the center of Westerham and two miles from the amenities of Biggin Hill, which include a wide selection of restaurants, local shops, Waitrose and Tesco supermarkets, as well as a modern library and swimming pool. The hamlet is surrounded by Green Belt countryside offering a diversity of walking routes. A number of well regarded schools are situated within the vicinity, including Cudham Primary School and Darwin Secondary School close by and Newstead Wood and St Olave's grammar schools in Orpington. Excellent leisure facilities in the vicinity include Cherry Lodge and Westerham golf courses.

SERVICES, OUTGOINGS & INFORMATION:

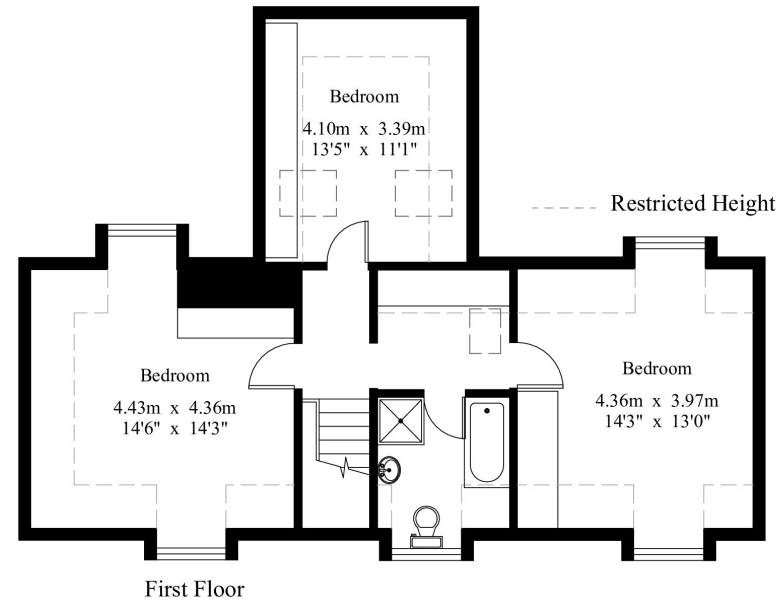
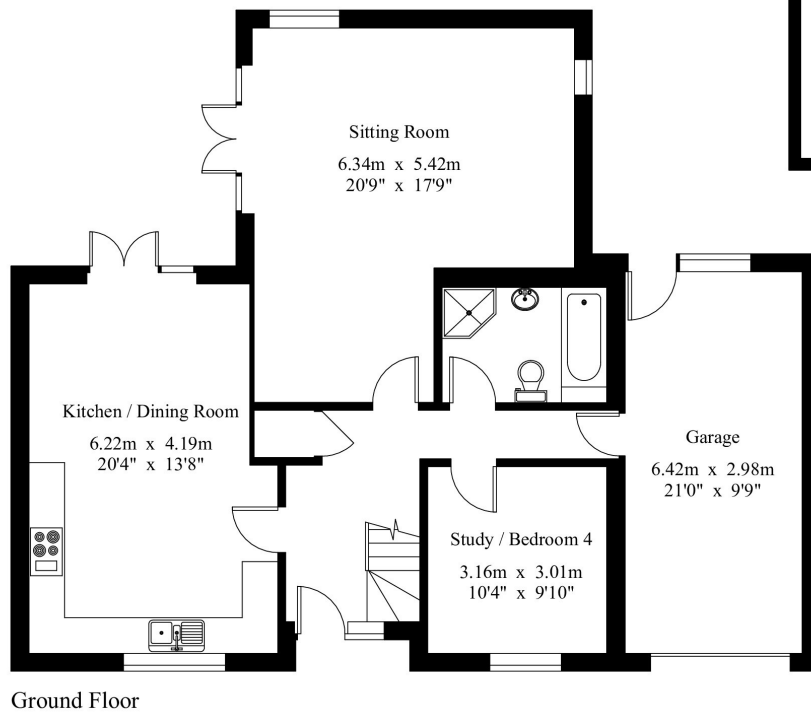
Mains electricity, gas, water and drainage
Council Tax Band: G (Bromley London Borough)
EPC: D

VIEWING:

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



Gross Internal Area : 173.9 sq.m (1871 sq.ft.)
(Including Garage)



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