





London Road

Westerham, Kent TN16 1DP

GUIDE PRICE: £725,000 FREEHOLD

- CHAIN FREE • STYLISH VICTORIAN SEMI
- PERIOD FEATURES • WITHIN EASY REACH OF HIGH STREET AMENITIES
 - DRIVEWAY PARKING FOR TWO CARS & GARAGE
 - VERSATILE ACCOMMODATION
- IMPRESSIVE MASTER SUITE WITH BESPOKE STORAGE AND FAR-REACHING VIEWS
 - THREE FURTHER BEDROOMS
 - MATURE REAR GARDEN EXTENDING TO CIRCA 90 FEET
 - CLOSE TO SCHOOLS & KENT GRAMMAR SCHOOL CATCHMENT

A most attractive Victorian home with convenient driveway parking and garaging, offering intrinsically flexible living accommodation, all within comfortable walking distance of Westerham town centre.

Light and spacious throughout with elevated ceiling heights typical of the period, the property retains a plethora of authentic period detailing to include feature fireplaces and decorative ceiling cornice, yet has been cleverly updated by the current owners in a pared back, contemporary style.

Of particular note is the airy master suite with its smart range of bespoke integrated storage and far-reaching views towards The North Downs and surrounding countryside

Externally, the large, level rear garden offers an excellent degree of privacy and has been tastefully landscaped to include a generous paved terrace and diverse planting, offering colour and variety through the seasons.

POINTS OF NOTE:

- Full double/triple glazing
- Security alarm system
- Exposed whitewashed floorboards throughout
- Spacious sitting room with authentic fireplace incorporating a decorative wrought iron surround, original tiled slips and slate hearth
- Fourth bedroom – currently utilised as a study/snug. Cupboard housing the boiler, bespoke alcove storage for books/ display and a pleasant outlook over the rear garden
- Large cloakroom with wall mounted basin, close coupled WC and space for a tumble dryer with storage counter over
- Dining/family room with painted brick fireplace featuring a tiled hearth/mantle and inset cast iron grate
- Kitchen with a range of Shaker style base and wall cupboards/drawers with wood effect counters over and undercabinet lighting, space for an American fridge-freezer (with mains water connection for chilled water/ice) and a dual fuel range style cooker with tiled splashback, inset 1.5 bowl stainless steel sink with drainer and mixer tap, pull-out shelved pantry unit, cupboards with space/plumbing for a dishwasher and washing machine

- Fully double glazed conservatory – presently used as a casual dining space - with Amtico flooring and garden access
- Master bedroom suite constituting the full extent of the top floor, with impressive vaulted ceiling and painted open beam work, fitted ceiling fan and Velux windows (some of which are automated, self-closing). Bespoke fitted storage to two walls encompassing concealed wardrobes (with further access to fully insulated eaves recesses) and storage drawers/dressing table. Stylish shower room and separate WC complete with corner vanity cabinet with marble top, mixer tap and integral storage
- Two further double-sized bedrooms, both with striking period fireplaces and ample space to install wardrobes
- Family bathroom with slate tiled floor, close coupled WC, tiled side bath with Aqualisa shower system over and mixer tap, wall hung sink, attractive metro tiled walls, inset vanity and full length mirrors and heated towel rail

EXTERNALLY:

- Fully fenced and hedged rear garden, mainly laid to (level) lawn with well-stocked beds and borders featuring an array of architectural planting, together with a generous paved terrace – perfect for relaxing and dining - with attractive cobblestone detailing
- Driveway parking for two cars and garage with up-and-over door, eaves storage, light/power and garden access

LOCATION

The historic town of Westerham is located in the valley of the River Darent in a central position between the larger towns of Sevenoaks and Oxted. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafes, pubs and restaurants. The town is surrounded by some of the finest countryside in Kent.

SERVICES

Mains electricity, gas, water and drainage.

OUTGOINGS

Sevenoaks District Council - Tel No.01732 227000
Council Tax Band E
EPC: D

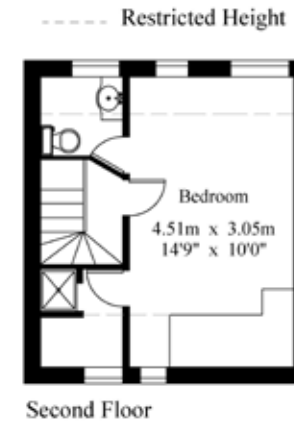
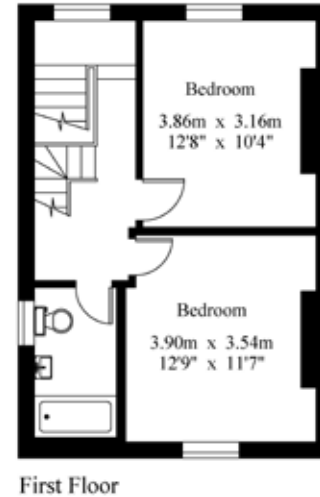
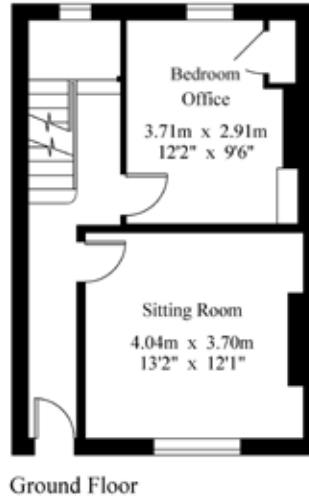
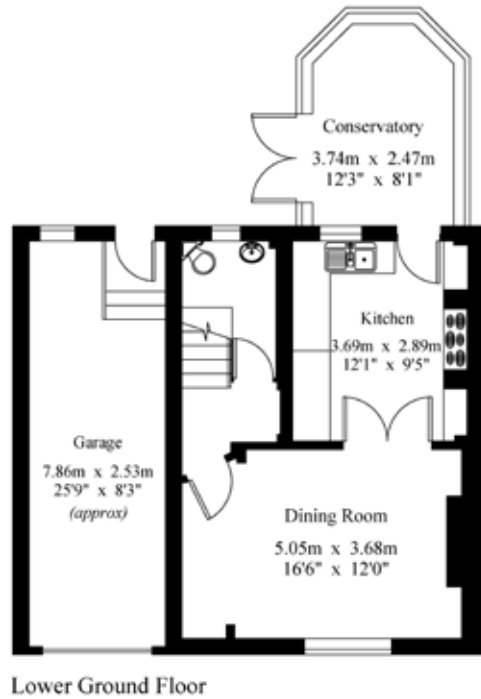
VIEWING

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





House - Gross Internal Area : 153.6 sq.m (1653 sq.ft.)
Garage - Gross Internal Area - approximate : 18.9 sq.m (203 sq.ft.)



For Identification Purposes Only.
© 2023 Trueplan (UK) Limited (01892) 614 881

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.

JAMES MILLARD
INDEPENDENT ESTATE AGENTS