



**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



## French Street, Westerham, Kent, TN16 1PW

GUIDE PRICE: £1,425,000 FREEHOLD

- EXCLUSIVE, NO-THROUGH-ROAD SETTING
- CHARACTER HOME WITH PERIOD FEATURES
  - GRADE II LISTED
  - STUNNING COUNTRYSIDE VIEWS
  - VERSATILE RECEPTION SPACE
- PRINCIPAL BEDROOM SUITE WITH WARDROBES & BATHROOM
  - THREE FURTHER BEDROOMS
  - PLENTIFUL FITTED STORAGE
    - MATURE GARDEN
- DOUBLE GARAGE WITH STORAGE ROOM ABOVE & DRIVEWAY PARKING
  - WESTERHAM - 1.25 MILES

Attractive character cottage located in the sought after hamlet of French Street, enjoying picturesque views across the valley to Brasted Chart and Toys Hill.

The property is believed to have been built as a three bay 'hall-house' with origins dating back to the 14th Century and sits squarely within delightful, well tended gardens of approximately two-thirds of an acre, where a variety of spots have been established to absorb the overall tranquility of the surroundings.

### POINTS OF NOTE:

- Oak front door opening into an entrance lobby with oak wood block flooring
- Triple aspect kitchen-breakfast room with oak wood block flooring and an array of framed, solid oak and painted base and wall cabinetry comprising both cupboards and drawers with undercabinet lighting and tiled splashbacks. Inset 1 1/2 bowl sink with mixer tap and drainer, space/plumbing for a dishwasher, integrated fridge/freezer, electric hob and oven. Double doors to a tall shelved pantry and separate cupboard housing a floor-mounted oil-fired boiler. Ample space for a breakfast table and chairs. Stable door to:
  - Practical utility/boot room with quarry tiled floor, incorporating an inset ceramic sink with mixer tap, space/plumbing for a washing machine, space for a tumble dryer and additional room for an additional fridge or freezer. Charming exposed stonework and door leading out to the garden
  - Dining room with wood block flooring laid in an attractive herringbone pattern exposed ceiling beams and deep, inglenook fireplace with oak bresumer beam and outlook over the rear garden
  - Dual aspect sitting room encompassing an impressive inglenook fireplace with seating bench and log burner, exposed timbers throughout and access directly to the garden
  - Additional triple aspect reception/sitting room with beam work, focal fireplace, inset Stovax log burner and French doors leading out to the garden
  - Cloakroom comprising a built-in vanity with inset basin and storage below, WC and additional tall coats' cupboard
- Inner hallway with a wall of bespoke, fitted oak storage cupboards



- Spacious open landing incorporating a most useful study area
- Principal bedroom suite; triple aspect with a generous complement of fitted wardrobes and door to a bathroom with white suite of double-ended panelled bath with mixer tap and shower attachment, floor-mounted vanity cabinet with inset basin and concealed cistern WC. Localised tiling, door to a cupboard housing the hot water tank and further built-in storage cupboard
- Two further bedrooms with bespoke wardrobe storage and additional fourth bedroom
- Family bathroom with four-piece white suite of panelled bath, corner shower enclosure, pedestal basin and WC. Painted tongue and groove wall panelling to dado height, heated towel warmer and quarry tiled floor
- The cottage is enveloped by mature, well-maintained gardens, mainly laid to lawn with accompanying herbaceous perennials, shrubs and trees to include several varieties of apple. A paved pathway leads around the front of the property to a south-facing terrace with an additional patio to the rear
- Detached double garage with a combination of electric up-and-over and manual doors, power supply and internal ladder staircase to a large storage loft
- Crunch gravel driveway with turning area, set behind five bar gates, providing parking for several cars

#### 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.

#### SERVICES & OUTGOINGS:

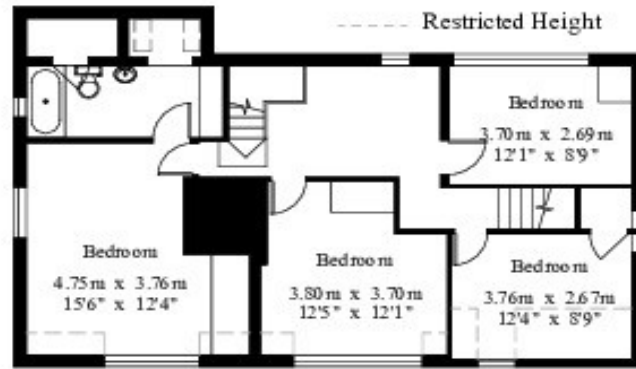
Mains: electricity and water. Private drainage. Private oil tank.  
Council Tax Band: G, Sevenoaks District Council  
EPC: Exempt (Grade II Listed)

#### VIEWING:

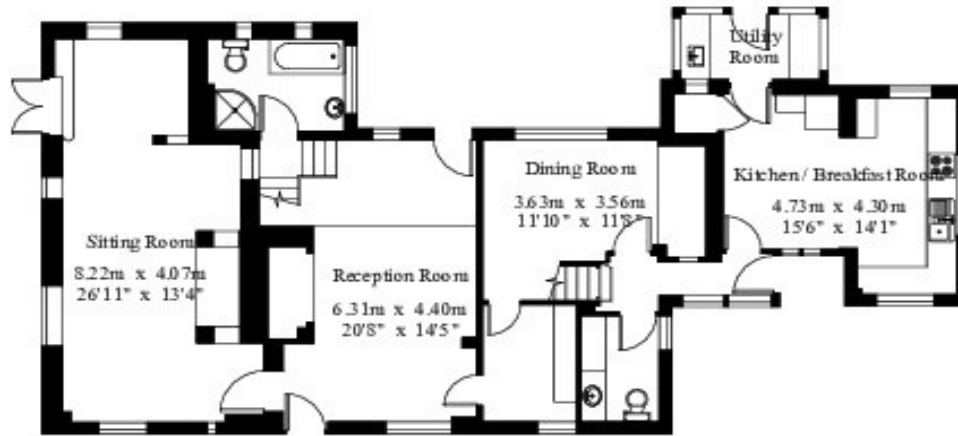
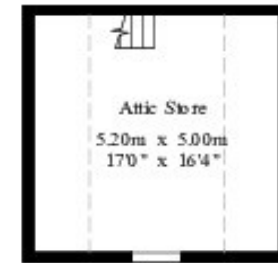
Strictly by appointment via James Millard Estate Agents  
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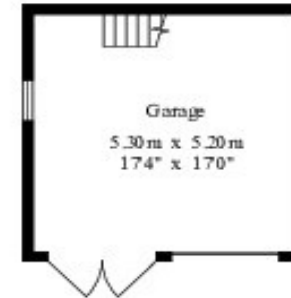
House - Gross Internal Area : 198.6 sq.m (2137 sq.ft.)  
 Garage - Gross Internal Area : 53.5 sq.m (575 sq.ft.)



First Floor



Ground Floor



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