







# The Green

Westerham, Kent TN16 1AS

OFFERS IN THE REGION OF: £500,000 FREEHOLD

- DRIVEWAY PARKING
- PERIOD FEATURES
  - UNLISTED
- CENTRAL LOCATION
- CLOSE TO AMENITIES
  - THREE BEDROOMS
  - FIRST FLOOR SHOWER ROOM
  - WALLED COURTYARD GARDEN
- CENTRAL HEATING & DOUBLE GLAZING

A most unique detached dwelling occupying a tucked away position behind the distinctive village green, benefitting from driveway parking and a pleasantly private courtyard garden.

With an attractive mix of ragstone, brick and weatherboarded elevations, this charming property is understood to have once been a hay barn, converted to a home many years ago. A wealth of period features therefore remain and ceiling heights are generous throughout.

Internally, the layout is surprisingly modern, with a roomy dining kitchen, separate sitting room and upstairs shower room. Storage has been discreetly built-in and both central heating and double glazing added.

With the amenities of the High Street so close at hand, this cottage is ideal for anyone looking to live in the very heart of this historic market town.

#### POINTS OF NOTE:

- Dining kitchen incorporating a range of wooden base and wall cupboards in a painted finish with counters over and tiled splashbacks. Four ring gas hob, integrated electric oven and fitted extractor. 1.5 bowl stainless steel sink and space/plumbing for a washing machine. Inglenook fireplace (now only serving a decorative function) and an area of tongue and groove wall panelling to dado height. Ample space for a table and chairs and door to a deep downstairs' storage cupboard. Space for a tall fridge/freezer
- Dual aspect sitting room with exposed floorboards, ceiling timber and period fireplace with a quarry tiled hearth and cast iron grate. Fitted, low-level storage unit to one wall and door to a deep storage cupboard with hanging rail, housing a gas-fired Worcester Bosch boiler
- Main bedroom with a dual aspect offering pleasant views towards The North Downs, two fitted wardrobes, open shelving, exposed timbers, painted floorboards and hatch to a loft space





- Two further bedrooms, both with storage cupboards
- Upper landing area with exposed timbers and a useful fitted low level storage cupboard with open shelving over
- Shower room comprising a cubicle with Triton shower, pedestal basin, WC and vinyl flooring
- Driveway parking for 1/2 cars
- Fully enclosed, walled courtyard garden offering excellent privacy and seclusion, laid to paving with mature planted, brick-edged raised borders

#### 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. 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: D  
EPC: D

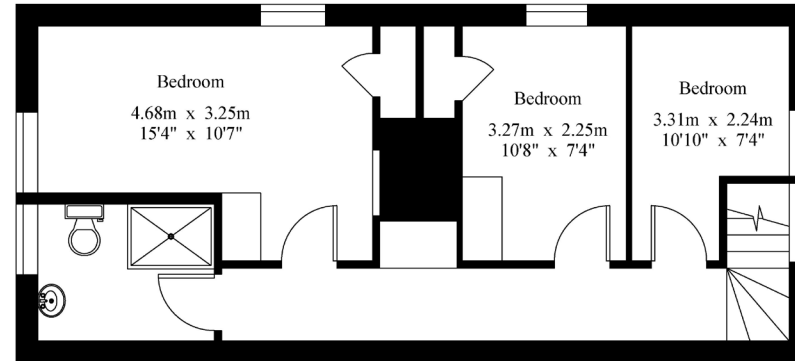
#### VIEWING:

Strictly by appointment via James Millard Independent Estate Agents  
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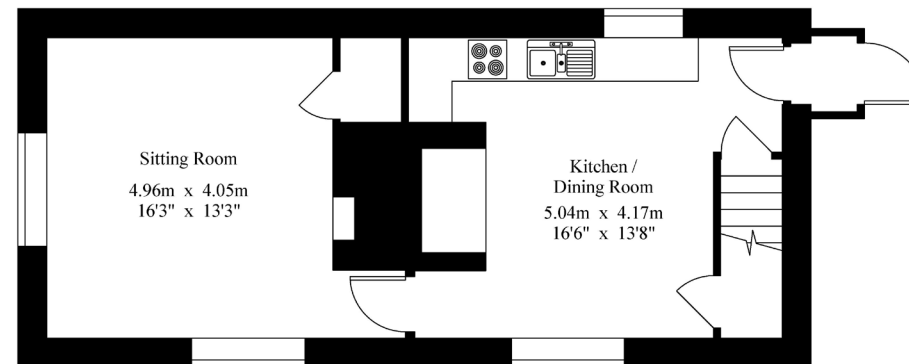




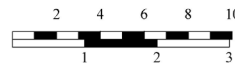
Gross Internal Area : 87.4 sq.m (940 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.

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