





# Hosey Hill, Westerham, Kent, TN16 1TB

GUIDE PRICE: £1,250,000 FREEHOLD

- CHAIN FREE • VICTORIAN ORIGINS • PERIOD FEATURES
- FULLY RENOVATED - MOVE IN & ENJOY • HERITAGE STYLE DOUBLE GLAZING
  - SHORT WALK TO THE HISTORIC HIGH STREET
- MATURE GARDEN/GROUNDS EXTENDING TO CIRCA AN ACRE
  - IN EXCESS OF 2,600 SQFT OF VERSATILE ACCOMMODATION
  - HIGH SPEC KITCHEN WITH INTEGRATED APPLIANCES
  - 4/5 BEDROOMS • FAMILY BATHROOM & CLOAKROOM
    - PLENTIFUL DRIVEWAY PARKING & CAR PORT
- CLOSE TO SCHOOLS & KENT GRAMMAR CATCHMENT AREA

Located on sought-after Hosey Hill with the historic High Street just a short stroll away, this generously proportioned home boasts late Victorian origins and is idyllically set amidst an enchanting garden approaching an acre with mature trees and hidden pathways.

The property has been refurbished and renovated in entirety by the current owner to a high level of specification and with a sensitive eye for authenticity, creating a dwelling of superb style and substance.

Offering versatile and comfortable accommodation - to include five bedrooms and a striking open-plan dining kitchen - complete with integrated appliances and plenty of prep space - the property is light and bright throughout, with a plethora of original features which have been seamlessly integrated with more contemporary elements.

## OVERVIEW:

Stepping through the part-glazed front door, you're welcomed into a spacious entrance hall complete with attractive decorative floor tiling and illuminated by a charming porthole window. Storage abounds with high-level cupboards and a fitted coats cupboard with convenient hanging rail. The hall seamlessly flows into the dining area, defined by practical herringbone Amtico flooring and augmented by folding doors that beckon you to explore the garden, offering versatile usage of this inviting space.

Recently refitted by local artisans Ruach of Westerham, the kitchen seamlessly blends the charm of yesteryear with contemporary flair. Quartz counters and upstands harmonise with bespoke Shaker cabinetry in complementary grey tones, maximizing the lofty ceiling height. A stylish breakfast bar invites casual dining, while thoughtful touches like a dedicated pantry, clever storage solutions and ambient LED lighting elevate the culinary experience. A full gamut of fitted Neff appliances completes this defining space, where a 1.5 bowl sink - with multi-functional Quooker tap - has been strategically placed to enjoy pleasant garden views, framed by a picture sash window.

The drawing room exudes refined Victorian elegance, showcasing balanced proportions, a high ceiling, authentic picture rail/cornicing and soaring heritage double glazed, sash windows, equipped with their original shutters. The focal point is a majestic fireplace comprising an ornate marble surround and recessed Cleaview log burner, complemented by modern column radiators and exposed floorboards reinforcing the period aesthetic. A further porthole windows provides an additional design accent, whilst a part-glazed door leads to the adjacent snug, a popular space for entertaining with its feature bar, central rooflight, and direct garden access. A convenient boot room completes this section of the ground floor.



A passageway from the entrance hall leads to a versatile dual-aspect reception room, ideal as a study or additional bedroom, with an adjacent cloakroom. This area, together with the garage, is believed to have been converted from a coach house and stabling in the 20th century, adding a further historical dimension to the property.

A staircase ascends to the first floor, branching left and right to reveal bedrooms on both sides of the house.

To the left, the original part of the house hosts three characterful bedrooms, all with fine original features to include fireplaces, high ceilings and sash windows. Two of the bedrooms also benefit from built-in wardrobes. Accompanying all is a stylish family bathroom, encompassing a roll-top bath with ball & claw feet and shower over, WC and vanity console with basin and integral storage.

To the right, a luxurious principal suite, formed from two rooms, enjoys panoramic garden views and includes a dedicated dressing room with fitted wardrobe furniture. A sliding wall ensures though that all could be reinstated to two separate bedrooms should one wish.

A striking adjacent shower room with double sized walk-in shower and integrated washing machine, completes the layout.

#### EXTERNALLY:

The property is approached along a cobbled pathway leading to the entrance door. To the front of the property there is an electrically operated roller door to a car port leading through to driveway parking complete with turning area, discreetly nestled within the expansive garden.

Established gardens sprawling over approximately an acre, envelop the home in natural beauty. With a favourable westerly aspect, they feature an array of mature trees, 'secret' pathways, ponds, and a charming gazebo-style garden room with a log burner, creating an enchanting outdoor retreat. A pedestrian gate leads directly through to adjacent land owned by The Squerrys Estate, providing extensive walking opportunities and a useful short-cut to the High Street.

To find out more about the full restoration & renovation of the property, please visit [www.westerhamhouse.com](http://www.westerhamhouse.com)

#### SERVICES, INFORMATION & OUTGOINGS:

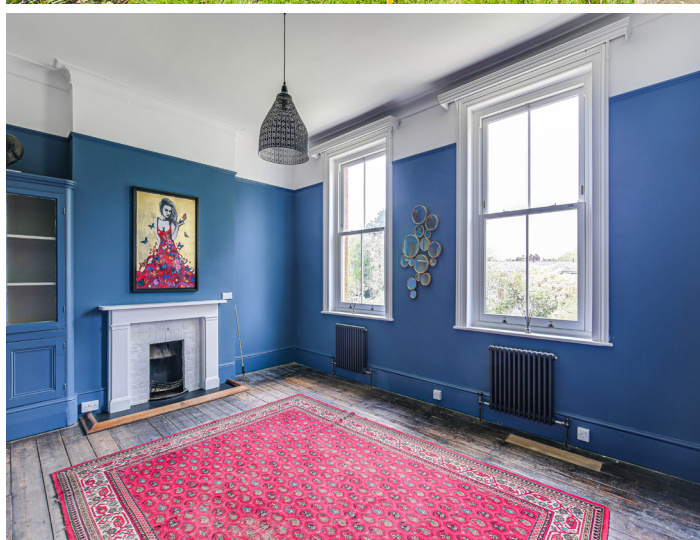
Mains electricity, gas, water & drainage  
Council Tax Band: F (Sevenoaks)  
EPC: D

VIEWING - Strictly by appointment via James Millard Independent Estate Agents, 1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH

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Total Floor Area: 249.2 m<sup>2</sup> ... 2682 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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