





# Hosey Hill

Westerham, Kent, TN16 1TA

GUIDE PRICE: £750,000 FREEHOLD

- EXCLUSIVE TUCKED-AWAY SETTING • WESTERHAM HIGH STREET 0.7 MILES
- THREE DOUBLE BEDROOMS • OPEN-PLAN SITTING/DINING ROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM
- FIRST FLOOR BATHROOM & GROUND FLOOR CLOAKROOM
- MATURE, MANAGEABLE GARDEN SPACE • DRIVEWAY PARKING
- COUNTRYSIDE WALKS FROM THE DOORSTEP
- CLOSE TO SCHOOLS & KENT GRAMMAR SCHOOL CATCHMENT AREA

Nestling in the wooded hills to the south of Westerham, this attractive detached home occupies a peaceful and secluded position within an exclusive, private enclave.

Dating to the 1930s and accompanied by mature, manageable gardens, this characterful cottage offers pleasingly proportioned accommodation to include three double sized bedrooms, an open-plan sitting/dining room complete with fireplace, well-appointed kitchen/breakfast room and convenient ground floor cloakroom.

Storage has been thoughtfully included throughout and to the front there is driveway parking.

The historic High Street with its wide selection of day-to-day amenities is within easy reach, as well as extensive open countryside, with a plethora of idyllic walks waiting to be enjoyed from the doorstep.

## OVERVIEW:

Approaching the property from the driveway area, one is greeted by a loggia style porch with the front door opening to a practical entrance vestibule, providing access to a convenient cloakroom with WC and corner basin. An inner hallway leads through to the main accommodation, all of which boasts characteristically high ceilings with exposed timbers, typical of the period which witnessed a revival of interest in Tudor detailing.

A generously sized reception encompasses room for both sitting and dining, with a dual aspect bathing the space in an excellent quality of natural light, duly enhanced by French doors which open invitingly to a paved garden terrace. A fireplace with stone hearth and wooden mantle serves as a cosy focal point.

Adjacent is the well-appointed kitchen, fitted with a comprehensive array of timeless base and wall Shaker style cabinetry, married with wooden counters space, tiled splashbacks and plenty of room for a central table and chairs. Integrated appliances include a double eye-level electric oven and four ring gas hob and there is space/plumbing for a washing machine, dishwasher and tumble dryer.



To the first floor are three double bedrooms - all equipped with bespoke fitted wardrobes and enjoying pleasant outlooks. A four-piece family bathroom completes the accommodation and there is a hatch to ample loft space from the landing.

Externally, the easily managed gardens are a tranquil and secluded haven; enveloped by mature evergreen hedging and connected via a wooden gate to one side, both areas are principally laid to level lawn, accompanied by well-stocked cottage style borders. The rear garden additionally benefits from a paved terrace - perfect for relaxing and al fresco dining - together with a summer house enjoying a warm southerly orientation.

A driveway set behind a five bar gate currently offers parking for 1-2 vehicles.

#### SERVICES:

Mains: electricity, water, gas and drainage

#### OUTGOINGS

Sevenoaks District Council - Tel No. 01732 227000

Council Tax Band: G

EPC: E

#### VIEWING

Strictly by appointment via:  
James Millard Estate Agents  
1 & 2 The Grange  
High Street  
Westerham  
Kent TN16 1AH

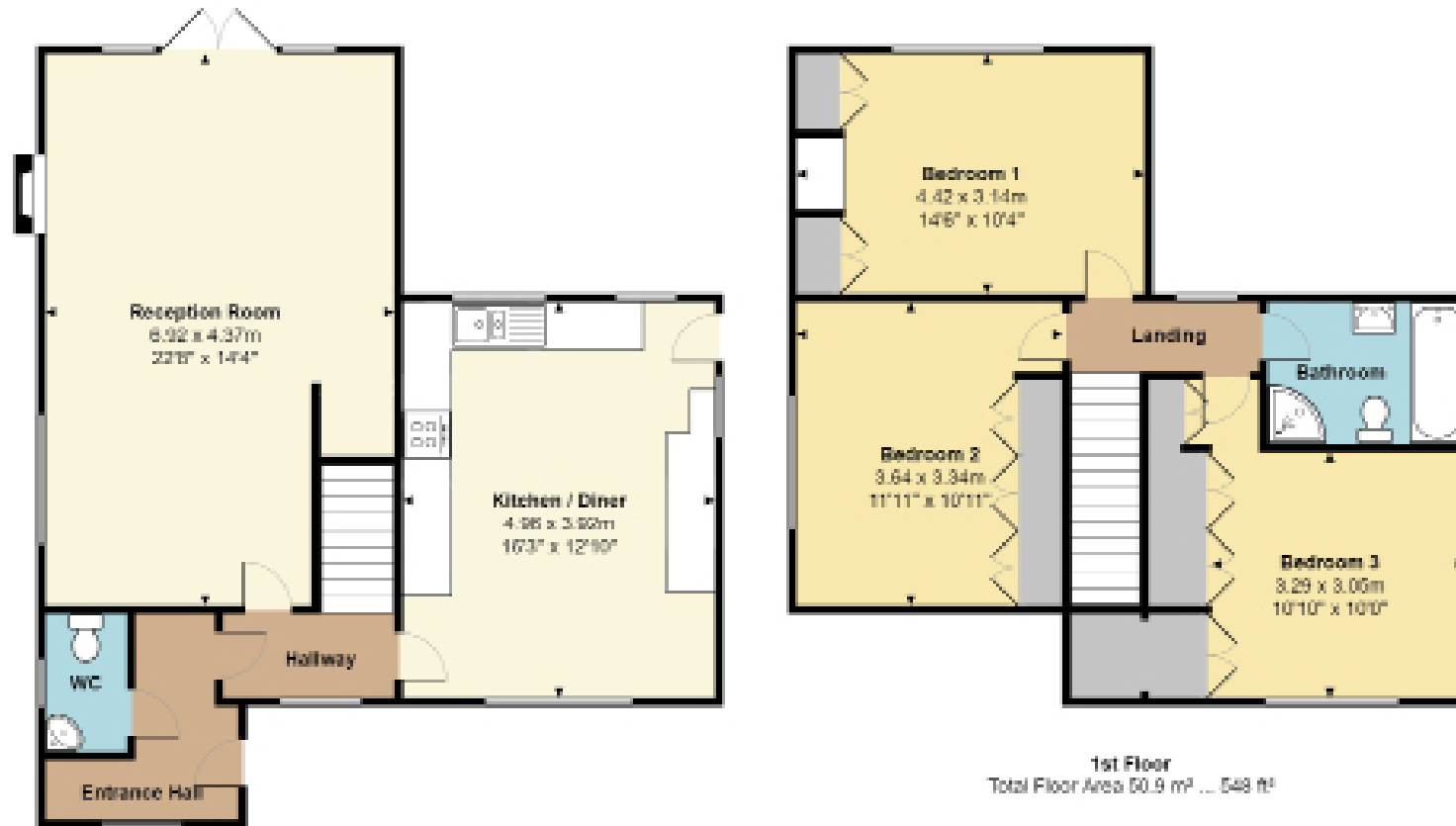
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## Hosey Hill, Westerham, TN16

Total Floor Area: 106.0 m<sup>2</sup> ... 1163 ft<sup>2</sup>



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