





High Street, Westerham, Kent, TN16 1RG

OFFERS IN EXCESS OF: £375,000 LEASEHOLD

- CHAIN FREE
- CENTRAL TOWN LOCATION
- PRIVATE COURTYARD GARDEN
- GATED ALLOCATED PARKING SPACE
- RELAXED OPEN-PLAN LIVING
- HIGH SPEC NEPTUNE KITCHEN WITH INTEGRATED NEFF APPLIANCES
- SKY PREPARATION & CAT 5/6 WIRING
- CONTEMPORARY BATH/SHOWER ROOMS
- REMAINDER OF 10 YEAR BLP BUILD WARRANTY GUARANTEE

A spacious and superbly appointed entrance level apartment within this exclusive development of just six apartments, formed in 2016 via the sensitive conversion of a historic coaching inn.

Finished to a luxury specification throughout, neutrally decorated and blending period features such as high ceilings and sash windows with contemporary fixtures and fittings, the apartment offers well-proportioned accommodation centred around a striking open plan kitchen/living space with access to a unique private courtyard garden. A gate from here leads directly to the allocated parking space within the secure residents' car park.

There are two double sized bedrooms, each appointed with fitted wardrobe cupboards, with an en suite bathroom to the principal bedroom & an additional shower room. Style is balanced with practicality via the integration of bespoke storage solutions, which have been cleverly designed to make best use of the available space.

The apartment is offered with an outstanding lease of 111 years and the remainder of a 10 year BLP build warranty guarantee.

Westerham's wide range of amenities, independent boutiques and eateries are but a couple of minutes' walk away.

POINTS OF NOTE:

- Welcoming entrance hall with NACOSS approved intruder alarm keypad and entry-phone system. Bespoke fitted storage to include a sliding door, shelved cupboards with accompanying coats' closet and tall 'utility' cupboard (housing the meters), ideal for an ironing board, vacuum etc
- High specification Neptune fitted kitchen in a neutral painted finish offering comprehensive storage via cupboards and drawers, with Silestone work surfaces/upstands over, an impressive peninsular breakfast island and bespoke pantry cabinet with oak fittings. Integrated NEFF electric induction hob with fitted stainless steel extractor canopy over, electric oven/grill and additional multifunctional oven, washer/dryer, full-size dishwasher and tall fridge/freezer. Cupboard housing a wall-mounted gas-fired Vaillant combi-boiler. Open aspect to the spacious sitting room with dining area and door opening to the private courtyard garden
- Spacious main bedroom with fitted louvred blinds and triple sliding oak door wardrobe providing hanging space and shelving. En suite bathroom comprising a Villeroy & Boch bath with filler system, Hansgrohe shower over and folding glass screen, wall hung Villeroy & Boch vanity console with storage drawer and modern mixer tap, concealed cistern Hansgrohe WC, heated chrome, ladder style towel rail, localised wall tiling and floor tiling

- Additional double sized bedroom with fitted wardrobe and alcove bookshelves
- Shower room incorporating an enclosure with Hansgrohe shower system and hinged glass door, concealed cistern WC, wall-hung Villeroy & Boch basin, wall/floor tiling and a chrome heated towel rail
- Three steps from the kitchen-living-dining room descend to a private courtyard garden with external double power socket, providing a great space for relaxing and dining in the warmer months of the year. Tall wrought iron railings to the rear with matching gate opening to:
- Allocated parking space located immediately behind
- SKY preparation and Cat 5/6 Wiring
- Preparation for a SONOS wireless speaker system
- Remainder of the 10 year BLP warranty guarantee

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:

Mains: electricity, water, gas and drainage

OUTGOINGS:

Sevenoaks District Council - Tel No. 01732 227000
Council Tax Band: C
EPC: B

VIEWING:

Strictly by appointment via James Millard Estate Agents
1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH
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TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

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