





SOUTH BANK, WESTERHAM, KENT, TN16 1EN

OFFERS IN THE REGION OF: £650,000 FREEHOLD

- NO-THROUGH ROAD IN A QUIET LOCALE
- CONVENIENT FOR THE TOWN - SHORT WALK TO HIGH STREET
- DRIVEWAY PARKING FOR TWO CARS • STYLISH 'TURN-KEY' FINISH
 - ATTRACTIVE SOUTH FACING GARDEN
 - THREE GENEROUSLY SIZED BEDROOMS
- PERIOD STYLE BATHROOM & DOWNSTAIRS' CLOAKROOM
- SPACIOUS OPEN PLAN DINING KITCHEN WITH OAK CABINETRY
 - SCOPE FOR LOFT CONVERSION (SUBJECT TO PERMISSIONS)
- CLOSE TO PRIMARY SCHOOLS & KENT GRAMMAR CATCHMENT
 - NO ONWARD CHAIN

Nestled on perpetually sought-after South Bank, this attractive post-war semi is a true gem of a home just waiting to be discovered. Boasting a chic blend of character and modern practicality, the property benefits from spacious proportions to include three generously sized bedrooms and a well-appointed period-style bathroom.

As you step inside, an exquisitely presented interior greets you that is sure to captivate your heart, with a stand-out open plan dining kitchen - ideal for hosting gatherings with friends and family - the perfect spot for creating lasting memories in an inviting and relaxed setting.

Aside from a delightful rear outlook which takes in the eclectic architecture of this historic market town, a principal highlight is the landscaped south-facing garden, which offers a tranquil retreat in which to unwind. Complete with a garden office/summerhouse, this outdoor space is ideal for those seeking a peaceful sanctuary right at home.

Conveniently located on a tucked-away no-through road, the property benefits from a quiet setting while still being within just a short walk of the bustling High Street.

Parking for two vehicles to the front delivers the flexibility and convenience needed for modern family life.

OVERVIEW:

Set to the side of the painted exterior with its pretty shuttered windows, and approached under an arching climbing rose, a brick-built porch with vaulted ceiling and oak stable door welcomes you through to a spacious central hallway, highlighted by exposed brickwork and a striking circular window. Practical oak Amtico has been laid to the floor, which in turn runs through to the adjacent sitting room. A door to the left opens to a stylish cloakroom, comprising a close-coupled WC, chrome heated towel warmer and bespoke vintage washstand complete with a metal basin and mixer tap. Exposed brickwork and a circular porthole window have been added as repeated design accents, stylishly mirroring those in the hallway.

The spacious sitting room extending the full width of the property is a reception for all seasons, having been thoughtfully equipped with a cosy Stovax log burner to comfort in the colder months, whilst in warmer weather, French doors open invitingly to a vine clad pergola within the garden, complete with a paved terrace perfect for dining and entertaining on long summer evenings. The sunny southerly orientation ensures that this sitting room is bathed in a superb quality of natural light all year round.

Completing the ground floor layout is the bright, dual-aspect, open-plan dining kitchen which has been beautifully fitted with a comprehensive array of handmade, framed, French pippy oak cabinetry with granite counters/upstands over and undercupboard lighting, to include Le Mans corner cupboards and a concealed bin system. Space/connections are in place for a dual fuel range style cooker with fitted extractor above, as well as space/plumbing for a washing machine and an integrated Siemens dishwasher. A deep butler sink with period style mixer and exposed brickwork overmantle add to the overall aesthetic charm, with inset LED ceiling spots and underheated (wet system) limestone Amtico flooring, further practical touches. A tall cupboard to one wall in matching pippy oak, houses the gas-fired Worcester boiler.

A quaint thumb-latch door opens to a neatly-appointed downstairs' cupboard, styled with fitted shelving to serve as a walk-in pantry, whilst a staircase with a whipped and bound sisal runner ascends to the first floor. Here, oak Amtico flooring has been fitted to the landing, extending in turn to the bedroom accommodation. The latter consists of a most generously proportioned principal bedroom with shuttered windows to the front and plenty of space to install wardrobes and associated furniture, together with two further double-sized bedrooms, both of which enjoy a picturesque outlook to the rear. Accompanying all is an alluring family bathroom with (electric) underheated tiled floor, encompassing a full length tongue and groove panelled bath with shower over, antique cabinet with marble top, sunken basin and tiled splashback and WC. A period style radiator with towel rail has been added to warm towels to perfection.

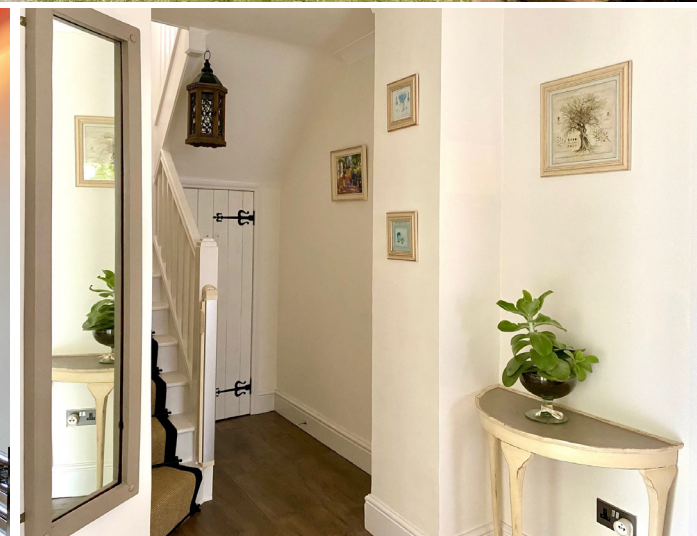
From the landing there is a hatch with drop-down ladder to a fully-boarded loft space with light and fitted shelving, offering superb conversion potential should one wish, subject to obtaining any necessary permissions.

Complementing the internal accommodation admirably, the rear garden is an equally desirable feature with its favourable southerly aspect, child and pet-friendly level lawn and pergola dining area. A handmade pizza oven with accompanying log store is a further stylish addition, in addition to a timber summer house with shed behind, which provides a useful space for relaxing or perhaps home-working in the warmer months. Gated side access leads to the front driveway which caters for two vehicles side-by-side.

SERVICES, OUTGOINGS & INFORMATION:

Mains electricity, water, gas & drainage.
Council Tax: D (Sevenoaks)
EPC: C

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

Total Floor Area: 110.7 m² ... 1192 ft²



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