



**GUIDE PRICE: £335,000 FREEHOLD**

Spacious period cottage for further renovation and improvement occupying a pleasantly tucked away location within the town, with the High Street's eclectic amenities just yards away.

Understood to date in part to the seventeenth century and benefitting from a newly fitted kitchen and gas-fired central heating, this charming property is laden with an abundance of original features to include exposed timbers, thumb latch doors and a striking inglenook fireplace.

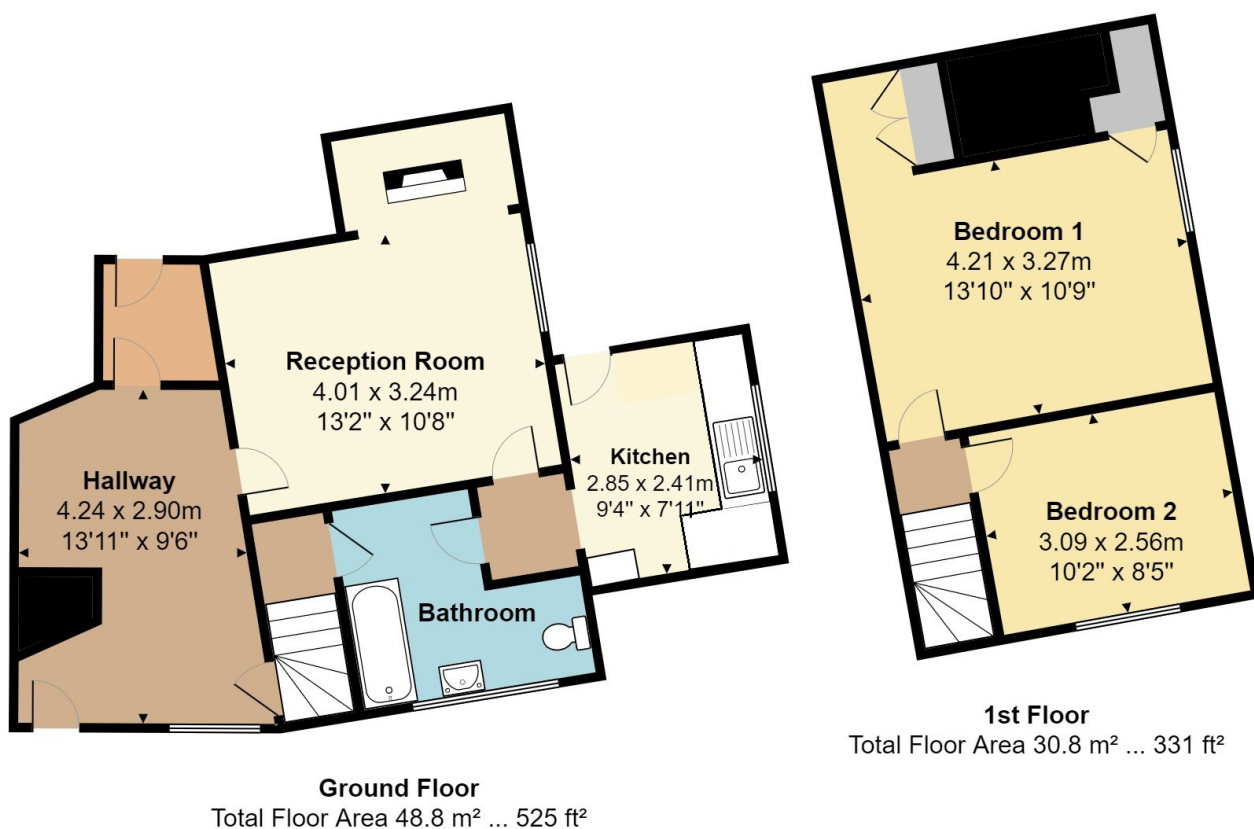
Offering scope for additional enlargement subject to securing necessary permissions, this well-proportioned home is accompanied by a low-walled, westerly oriented rear garden, which any keen gardener will delight in landscaping to taste.

# 6 DUNCANS COTTAGES, DUNCANS YARD, WESTERHAM, KENT, TN16 1AD

- CHAIN FREE • QUIET, CENTRAL TOWN LOCATION • GRADE II LISTED WITH A HOST OF ORIGINAL FEATURES
- UNIQUE PERIOD COTTAGE RENOVATION PROJECT • NEWLY-INSTALLED FITTED KITCHEN
- MAIN BEDROOM WITH VAULTED CEILING • ADDITIONAL DOUBLE-SIZED BEDROOM
- SCOPE TO EXTEND (SUBJECT TO NECESSARY PERMISSIONS)
- WALLED LEVEL GARDEN • PLEASANT VIEWS OVER THE TOWN

Duncans Yard, Westerham, TN16

Total Floor Area: 79.6 m<sup>2</sup> ... 857 ft<sup>2</sup>



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

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## SERVICES, INFORMATION & OUTGOINGS:

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

VIEWING - Strictly by appointment only via James Millard Estate Agents  
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