



Grosvenor House Cottage, Mill Street, Westerham, Kent TN16 1TH  
Guide: \$490,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Charming Grade II Listed Character Cottage
- \*Conveniently Located for Town Centre
- \*Two Double Bedrooms
- \*Mezzanine Galleried Study Area
- \*First Floor Family Bathroom
- \*Reception Hall
- \*Kitchen
- \*Sitting/Dining Room
- \*Secluded Courtyard Garden
- \*Private No Through Road
- \*Private Arrangement for parking

### Description

A most charming Grade II listed two bedroom character cottage dating back to the 15th Century boasting many character features including exposed timbers, vaulted ceilings and a wood burning stove. This quaint cottage offers straightforward access to the town centre as well as to wonderful open countryside and walks direct from the doorstep.

### Accommodation

- This pretty cottage is approached off Mill Street over a pretty courtyard with pathway leading to the front door.
- Reception hallway with exposed ceiling timbers, original doorbell pull, fitted under stairs storage cupboard and further cloaks cupboard, wall light points, stone flooring and latch doors to:-
  - Kitchen with attractive bay window to front overlooking the courtyard garden, fitted with a range of cream wall mounted cabinets and base units of cupboards and drawers, woodblock worksurfaces, wood panelled and tiled splashbacks. Ceramic sink, integrated washing machine, integrated Neff Dishwasher, microwave, space for gas oven and fridge/freezer, exposed timbers, stone flooring, cupboard housing Worcester gas fired boiler for central heating.
  - Delightful sitting room having two newly replaced sash windows with fitted shutters, exposed ceiling timbers, oak flooring, feature brick fireplace with wood burning stove set on a stone hearth and wall light points.
  - Stairs rising and turning from the reception hall leading to the first floor landing with window to front, exposed wall timbers, original oak flooring, latch door to airing cupboard.
  - Bathroom fitted with a white suite comprising panelled bath with shower over, rainfall head and handheld telephone style mixer tap, low level toilet, pedestal basin and part tiled and wood panelled walls with dado rail.
  - Two double bedrooms on the first floor one having a pretty bay window to front, exposed timbers, and fitted wardrobes.





- Second bedroom has a window to rear, part vaulted ceiling with exposed timbers, exposed brick wall and wall light point. A staircase leads to a second floor mezzanine galleried study area enjoying views to the front, exposed timbers and wall light points.

- Charming courtyard cottage garden, predominantly paved with raised flower/shrub borders. Hexagonal summer house, timber shed, space for table and chairs, fenced, walled and iron railing boundaries.

- Private arrangement with parking at the end of Mill Street.

- Services & Points of Note: All mains services. Gas central heating.

- Council Tax Band: D – Sevenoaks District Council

- EPC: Exempt

#### Westerham

The property is situated off Vicarage Hill on the outskirts of the historic town of Westerham located in the valley of the River Darent, centrally positioned between the larger towns of Sevenoaks and Oxted, within the Kent Downs Area of Outstanding Natural Beauty. 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. Two famous residents of Westerham were General Wolfe who lived at Quebec House and, Sir Winston Churchill whose country home was Chartwell. These properties and others including Hever Castle and Penshurst Place are just a few of the private and National Trust places to visit. The town is surrounded by extensive, greenbelt countryside providing numerous, beautiful walks and facilities for sports and other recreational activities



Viewing Strictly By Appointment

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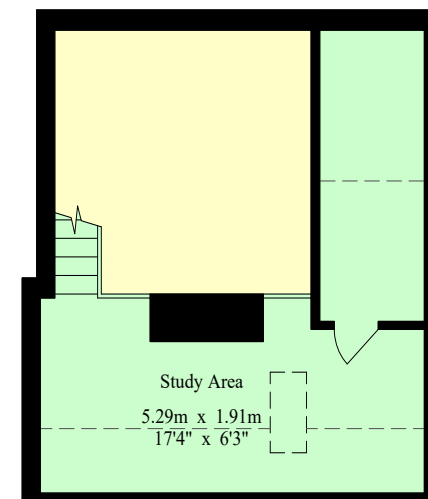
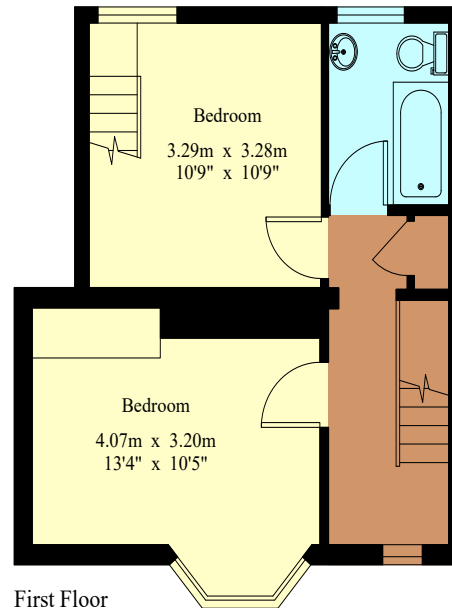
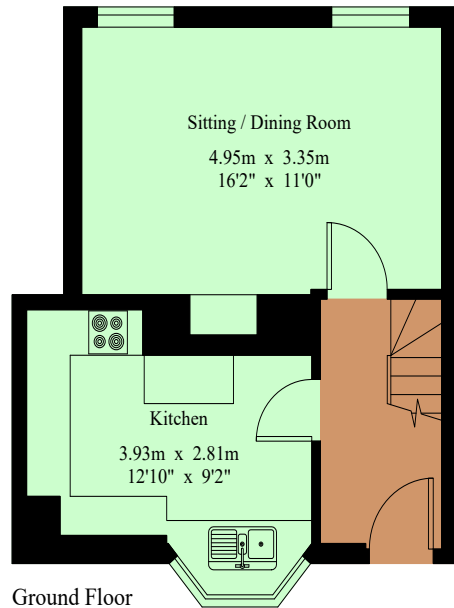
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# Grosvenor Cottage

Gross Internal Area : 87.4 sq.m (940 sq.ft.)



----- Restricted Height



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