Ibbett Mosely

Quebec Square, Westerham, TN16 1TD

Price Range £450,000 Freehold

*** FOR SALE FREE OF ONWARD CHAIN ***

In the Conservation Area and an Area of Outstanding Natural Beauty this spacious period residence is Listed Grade II and is understood to date from the early 19th Century.

- Bedroom One with En-Suite Shower Room
- Sitting Room
- Cloakroom
- Courtyard Garden
- Two Further Bedrooms one used as a Dressing Room
- Dining Room
- Gas Central Heating
- Bathroom
- Fitted Kitchen
- Parking Space

*** PRICE £450,000 - £475,000 FREEHOLD ***

Offered for sale chain free. Close to Westerham town centre and open countryside this delightful attached period home is Listed Grade II and is understood to date from the early 19th Century.
The property has brick elevations, part painted, under a slate roof. The spacious accommodation is arranged over two floors and has gas central heating.

LOCATION

Hosey Hill is located close to the centre of Westerham, which has a great mix of eateries, boutiques and local stores, ensuring a strong local community and thriving town for visitors attracted to its quaint and historic associations.
Oxted (5 miles) and Sevenoaks (7 miles) provide rail services to London Victoria (39 minutes) and London Bridge (32 minutes), and a further selection of shopping, eateries, entertainment and leisure facilities.
The M25 at Sevenoaks (Junction 5) and Godstone (Junction 6) are a short drive.

GROUND FLOOR

Front door to the entrance hall.

ENTRANCE HALL

With radiator, tiled flooring and stirs to the first floor.

CLOAKROOM

With w.c., hand basin, radiator, extractor fan and tiled flooring.

SITTING ROOM

With radiator, window shutters, decorative surround to fireplace with coal effect gas fire and cupboard to one side. Recessed ceiling lights.

DINING ROOM

With radiator, window shutters, terracotta tiled flooring and recessed ceiling lights. Two arched openings to the kitchen.

KITCHEN

Fitted with a range of base and wall units, built in appliances including a hob, oven, extractor, microwave, washing machine, dish washer and

fridge/freezer. Sink unit, larder cupboard, gas boiler for central heating and hot water, part tiled walls, terracotta tiled flooring and doors to the courtyard garden.

FIRST FLOOR

LANDING
Approached by an attractive stairs with balustrade. Linen cupboard with hot water cylinder.

BEDROOM ONE
With radiator, window shutters, recessed ceiling lights and part panelled walls.

EN-SUITE SHOWER ROOM
With shower cubicle, w.c. and hand basin with cupboard under. Towel rail, extractor fan, part tiled walls, tiled flooring and shaver socket.

BEDROOM TWO
A double aspect room with radiator, window shutters and recessed ceiling lights.

BEDROOM THREE
Currently used as a dressing room with radiator and range of fitted wardrobe cupboards.

BATHROOM
With enclosed bath with a separate shower over, w.c. and hand basin. Radiator, part tiled walls, extractor fan and shaver socket.

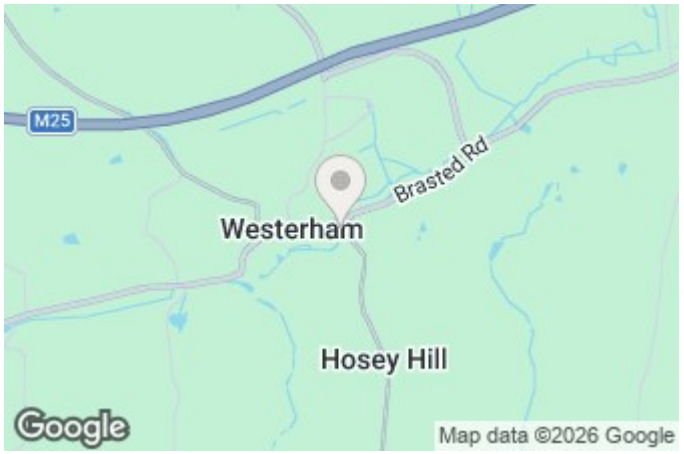
OUTSIDE

PARKING
Allocated parking space for one vehicle within the adjoining shared courtyard.

COURTYARD GARDEN
There is a small paved courtyard to the back of the property with hedge and gate giving access to the parking area.

SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage.
Sevenoaks District Council - Band "E"

ROUTE TO VIEW
Leave Westerhamm on the A25 towards Brasted and Sevenoaks. Pass The Green and continue down Vicarage Hill. At the bottom of the hill turn right into Hosey Hill, the property is immediately on the right.



EPC Rating- C

Quebec Square, Westerham, TN16

Total Floor Area: 115.0 m² ... 1238 ft²

Ground Floor **First Floor**

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

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