



Newlands, French Street, Westerham, Kent TN16 1PW  
Guide £975,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Charming Extended Semi-Detached Country Cottage
- \*Enviably Setting in Exclusive No Through Road
- \*Stunning Countryside Views \*Three Bedrooms
- \*Luxurious Main Bedroom Suite with Juliette Balcony
- \*Sitting/Dining Room with Stove and Delightful Rural Outlook
- \*Smart modern Kitchen/Breakfast Room
- \*Utility and Downstairs Cloakroom
- \*Front Garden and Gravel Driveway
- \*Landscaped Terrace Rear Garden adjoining Countryside

#### Description

This idyllic country cottage is one of just a handful of sought after properties within the exclusive French Street, a quiet hamlet in the wooded hills to the south of Westerham. Newlands is one of an individual pair of semi-detached cottages, having been skilfully extended to the side, updated throughout, and decorated in a neutral décor throughout by the current vendor, enjoying superb uninterrupted views across the valley and open countryside.

#### Accommodation

- On entering this delightful cottage you are greeted by the spacious reception hallway having window, stairs rising and turning to the first floor with understairs storage cupboard and gloss porcelain tiled flooring, which extends throughout the ground floor.
- Off the hallway you will find the useful utility room and downstairs cloakroom comprising low level toilet and vanity basin. The utility area is fitted with storage cabinets, sink unit and has space for a washing machine and tumble dryer. There is also a wall mounted Worcester LPG gas boiler, water tank with fitted immersion, space for a fridge/freezer and wooden stable door giving access to the rear terrace.
- Double wooden glazed doors open through to the delightful dual aspect sitting/dining room having bay window to front with privacy blind, full height side windows and French doors opening to the rear terrace enjoying delightful rural views, fitted with electrically operated day and night privacy blinds. Central feature fireplace with multi-fuel stove for a cosy feel.
- Smart modern treble aspect refitted kitchen/breakfast room extension, fitted with a comprehensive range of white gloss wall mounted cabinets and base units of cupboards and drawers with contrasting worktops and splashbacks. Integrated fridge freezer and dishwasher, eye level Neff double oven, LPG gas hob with extractor over. French doors with full height side windows to rear with glorious views and fitted with electrically operated privacy day and night blinds and side door leading to the garden.
- Bright first floor landing with access to insulated and boarded loft space with retractable timber loft ladder and light.
- The luxurious main bedroom suite enjoys far reaching views to the rear over the valley. An archway leads through to a dressing area with fitted mirrored wardrobes and French doors opening to a small Juliette balcony. Door to the contemporary en-suite bathroom having separate shower cubicle. Second bedroom also with aspect to rear again with far reaching views. Third bedroom having aspect to front and fitted wardrobe.
- The contemporary family bathroom also having a separate shower cubicle completes the first floor accommodation.



- A particular feature the landscaped rear garden enjoys a large Indian stone terrace with beautiful views across the valley, ideal for al fresco dining with steps leading down to the lawns flanked by mature beech hedged boundaries and well stocked shrub/flower borders. Small timber summer house, trellis with climbing wisteria and honeysuckle, fruit and vegetable patches and fruit trees including damson and apple. Pathway to side and gate to front, external power sockets, taps, security lighting and system.
- Gravel driveway providing off street parking for two cars in tandem with reinforcement mesh. Area of lawn with well stocked borders, underground LPG storage tank, hedged and fenced boundaries and steps leading to the front door.
- Services & Points of Note: Mains electricity and water. LPG underground gas tank. Shared private drainage, septic tank, costing approximately £275.00 per annum. Double glazed windows, leaded light to the front elevation. External security cameras. Partial fibre broadband.
- Council Tax Band: E – Sevenoaks District Council
- EPC: E

#### Westerham

The property is situated in French Street, off Hosey 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.



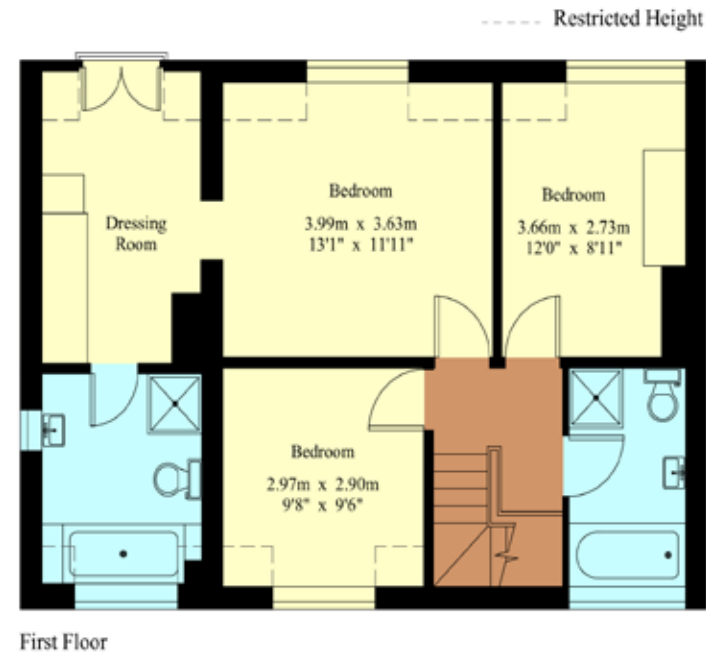
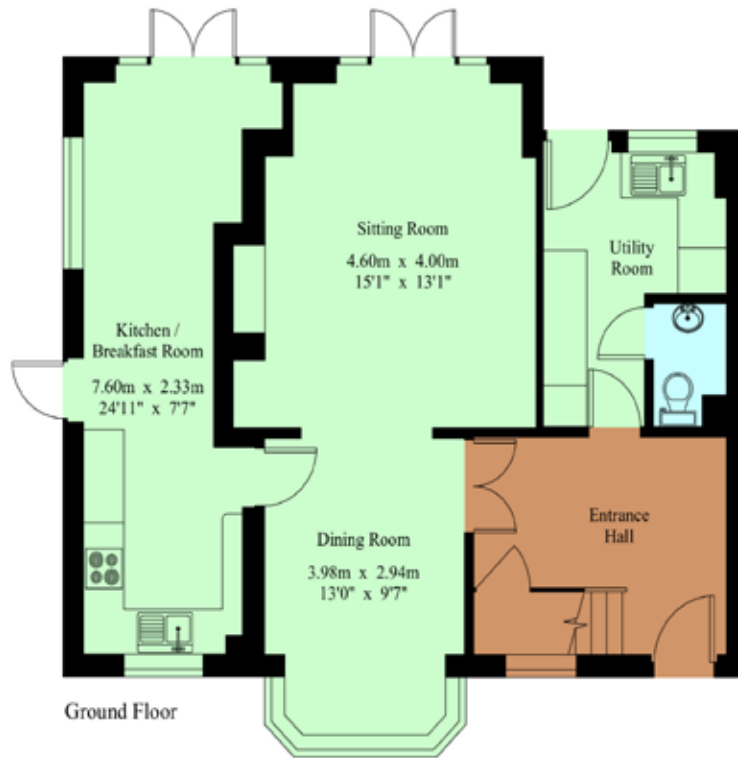
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# Newlands

Gross Internal Area : 138.1 sq.m (1486 sq.ft.)



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