



Ibbett Mosely

QUEBEC SQUARE
MOSEY HILL



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
- Two Further Bedrooms one used as a Dressing Room
- Bathroom
- Sitting Room
- Dining Room
- Fitted Kitchen
- Cloakroom
- Gas Central Heating
- Parking Space
- Courtyard Garden

*** 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 stairs 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

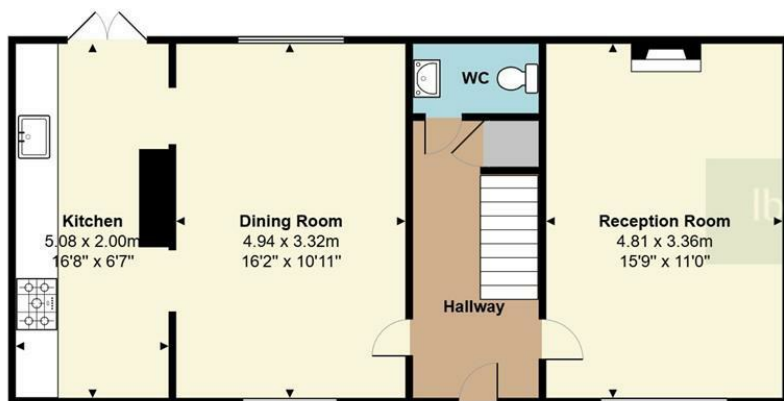
Leave Westerham on the A25 towards Brasted and Sevenoaks. Pass The Green and continue down Vicarage Hill. At the bottom of the hill turn right into Hosey Hill, the property is immediately on the right.



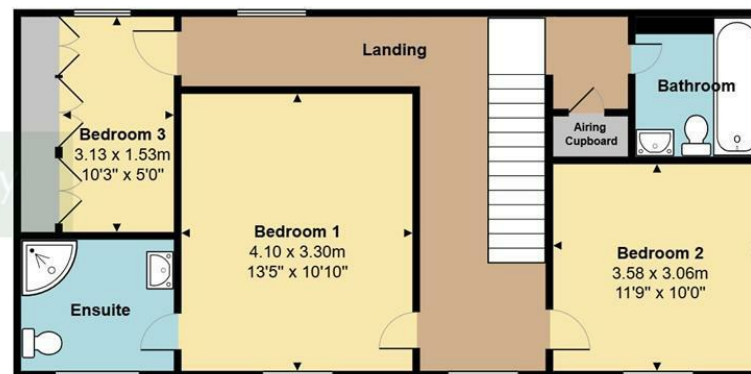
EPC Rating- C

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.
www.essentialpropertymarketing.com

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London