



South
End

Ibbett Mosely

Rysted Lane, Westerham, TN16 1EP
Asking Price £985,000 Freehold

A delightful detached three/four bedroom (Ground Floor Study/Bedroom Four) family home with excellent living accommodation and open plan kitchen/dining room with direct access to the landscaped gardens.

Extended and redesigned for the current owners since their purchase in 2013 an internal inspection is highly recommended to appreciate the undoubted character that it has.



- Bedroom One with En-Suite Shower Room
- Bathroom
- Kitchen/Dining Room
- Utility Room and Cloakroom
- Garaging, Gym and Parking
- Two Further Bedrooms
- Triple Aspect Reception Room
- Study/Bedroom Four
- Gas Underfloor Heating Throughout
- Secluded Garden

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Extended and substantially improved for the current owners this detached character property has been designed and influenced with modern day needs in mind.

There are half lime rendered and half hand made peg tile elevations under a tiled roof with a beautiful oak entrance porch to the front, underfloor heating throughout, double glazed windows and subtle PIR lighting in the hall, kitchen and bathroom.

To the ground floor there is a welcoming entrance hall, a well fitted open plan kitchen, open to the dining room with corner windows and doors to the terrace and back garden and there is a seamless floor level from the kitchen to the garden. A triple aspect reception room with log burner and "Oriel Window" seat. The reception room is also open to the kitchen area. A study/bedroom four, a utility room, cloakroom and single garage.

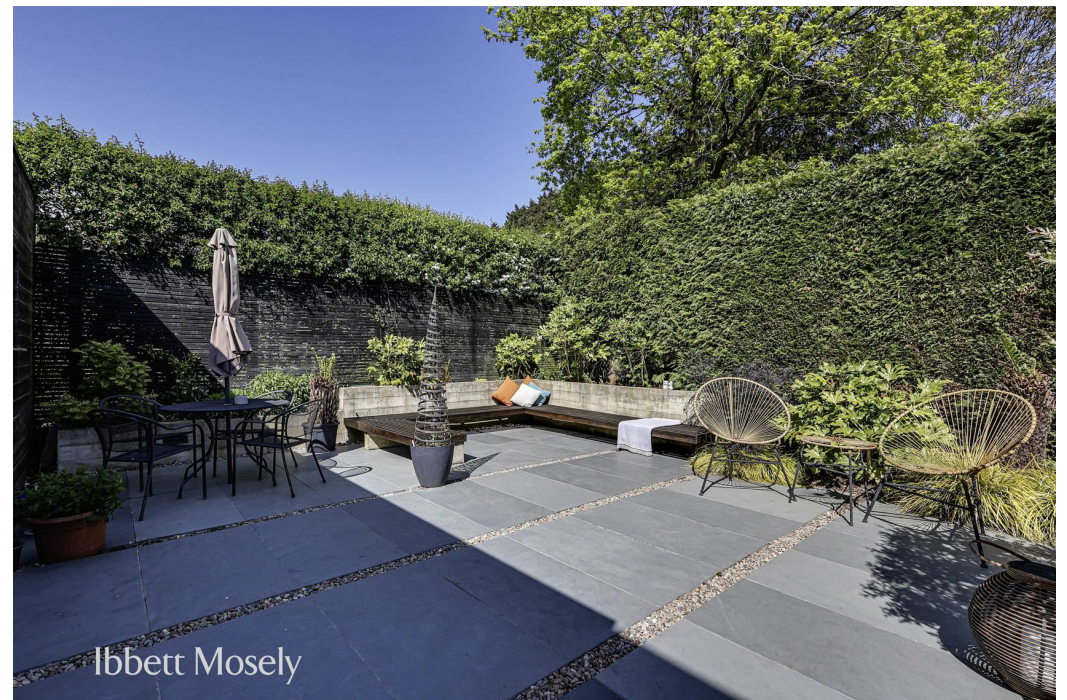
The first floor landing is approached over an oak staircase to a landing off which there are three good size bedrooms. The main bedroom has an en-suite shower room, there is also a family bathroom. There are vaulted ceilings to the first floor rooms.

Externally, five bar gates open to a gravel drive, providing for good off road parking, to one side an oak barn style double garage has been partly converted to a home gym.

The garden is well stocked with lawn, paved sun terraces to the back and side, and a variety of plants and shrubs. The back garden is well secluded with mature hedging.

The property has mains gas, water, electricity and drainage.



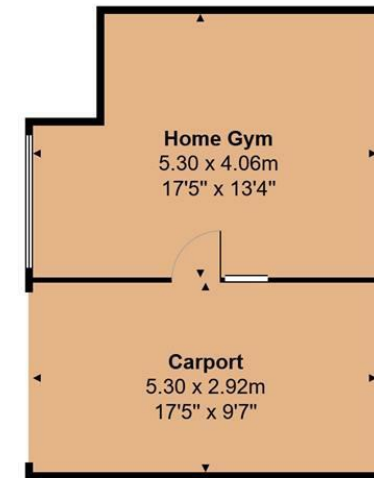
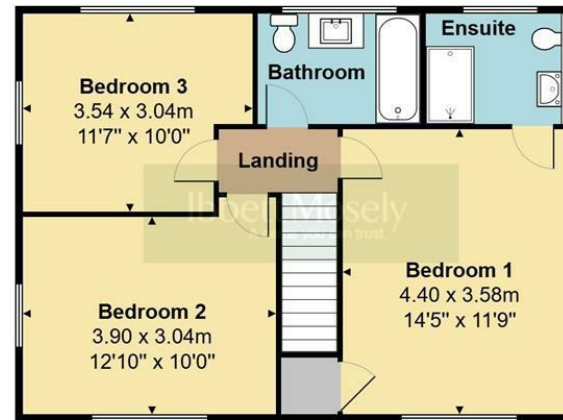
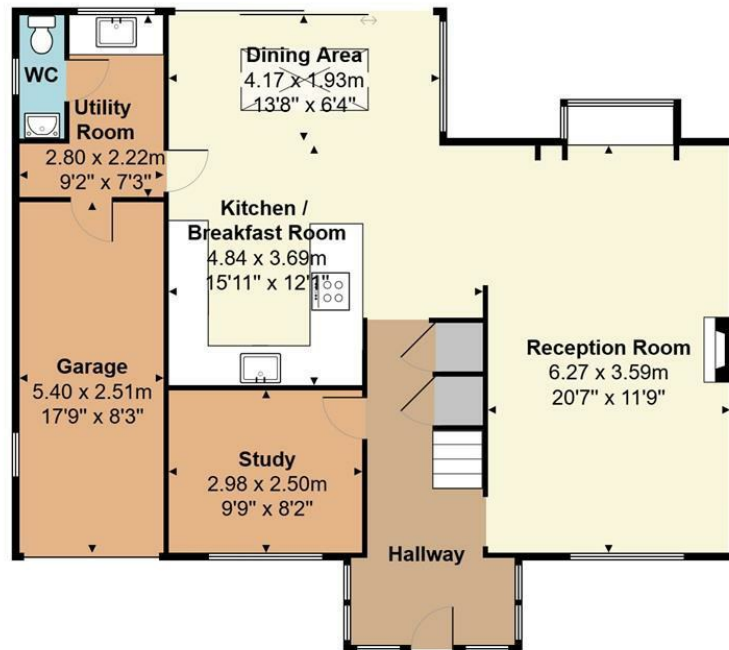


EPC Rating - C

Local Authority - Sevenoaks, Band E

Rysted Lane, Westerham, TN16

Total Floor Area: 173.6 m² ... 1869 ft²



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

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