



Ibbett Mosely



High Street, Westerham, Kent, TN16 1RG

Guide Price £299,000 Freehold

"FREE OF CHAIN"

A BEAUTIFUL END TERRACED COTTAGE OF CHARACTER, LISTED GRADE II AND DATING FROM THE 17TH CENTURY WITH LATER ALTERATIONS AND EXTENSION. THE COTTAGE NOW REQUIRES SOME UPDATING

- 2 Bedrooms
- Bathroom
- 2 Reception Rooms
- Kitchen
- Gas Central Heating
- Courtyard Garden

AN END OF TERRACE GRADE II LISTED COTTAGE OF CHARACTER AVAILABLE FOR SALE FREE OF CHAIN AND REQUIRING SOME IMPROVEMENT.

The British Listed Buildings Register describes the cottage as being Grade II in conjunction with numbers 2, 3 and 4 Brewery Cottages, being 17th Century in a timber framed row with alterations.

The cottage has painted brick and tile hung elevations under a tiled roof, with a later back extension having brick elevations under a mainly flat roof.

LOCATION

Located on the A25 to the west of the town centre, yet still within walking distance. The town offers a variety of shops including two supermarkets, there is a library, medical centre and primary school. There are many restaurants, bars and cafes in the town, many situated around The Green on which the statues of former residents Sir Winston Churchill and General Wolfe proudly stand. There are sporting and recreational facilities on the

King George Playing Fields and golf at the Westerham club.

Bus services to Oxted and Sevenoaks both with a wider choice of shops and stations to London. M25 access from junctions 5 and 6.

GROUND FLOOR

The front door opens directly into the reception room.

RECEPTION ROOM

With radiator, wall light points and store cupboard.

DINING ROOM

With radiator, wall light points, cupboard under the stairs and part glazed double doors to the courtyard garden.

KITCHEN

The galley style kitchen has a work surface to one side with an inset electric hob with oven under and extractor hood over. There is a single drainer single bowl stainless steel sink unit, plumbing for a washing machine and door to the courtyard garden.

FIRST FLOOR

LANDING

With shelved cupboard.

BEDROOM 1

With radiator and exposed timbers.

BEDROOM 2

With radiator.

BATHROOM

Fitted with a roll top bath with ball and claw feet, W.C. and hand basin in unit with fitted cupboards. Cupboard with Vaillant gas boiler. Radiator and chrome ladder style towel rail.

OUTSIDE

Small paved courtyard garden.

COUNCIL TAX

The property is registered in band 'D' with a payment of £2,241.53 for the year 1st of April 2023 to the 31st of March 2024.

The local authority is Sevenoaks District Council.

ROUTE TO VIEW

Leave Westerham on the A25 towards Oxted, pass the Croydon Road, Stratton Terrace, New Street and Squerryes Mede on the right, when the road goes round to the right the terrace of cottages will be immediately on your right. If you pass Black Eagle Close you will have gone too far.



EPC Rating- D

High Street, Westerham, TN16

Total Floor Area: 80.4 m² ... 866 ft²



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

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