



Ibbett Mosely

Bough Beech Road, Four Elms, Kent, TN8
6NE



This charming detached former school building has been sensitively extended whilst retaining many period features. It now offers delightful characterful accommodation, sitting in its own established gardens with views to the front over open farmland and being positioned in the heart Four Elms village. With William Morris décor, complemented by beautiful oak woodwork throughout this home offers a blend of character, comfort, and practicality, making it a wonderful place to call home - an inspection is highly recommended.

**OFFERS IN EXCESS OF £1,000,000
FREEHOLD**

LOCATION

Four Elms is a small village located between the towns of Westerham and Edenbridge, within the village there is a pub, church, Equestrian centre, cafe & nursery, primary school and duck pond. The property is positioned in the Greenbelt. Edenbridge is about 2.5 miles away and offers a good choice of shops and leisure centre with stations to London, and cross country on the Uckfield line. There are a number of historic houses within the area including Chartwell House and Hever Castle. Golf is available at Edenbridge, Westerham and Hever, as well as other sporting and recreation facilities in the area. The M25 at junction 5 gives access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel

GROUND FLOOR

- 3 Bedrooms
- Bathroom
- Living Room
- Dining Room
- Conservatory
- Fitted Kitchen
- Double Garage & Carport
- Ample Parking
- Large Established Gardens
- LPG Central Heating

ENTRANCE PORCH

Large covered porch, security lighting and front door leading to:

ENTRANCE HALL

With stairs to first floor, radiators, wooden wall unit housing alarm panel, doors to kitchen, dining room and:

LIVING ROOM

Bay window with built-in seating offering views over rear garden, radiators, t.v point, feature fireplace with brick surround and wood burning stove.

DINING ROOM

With radiator, double sided log burning stove with brick surround, dado rail, door to:

CONSERVATORY

Tiled floor, double sided log burning stove with brick surround. Door to garden.

KITCHEN

Fitted with a range of white base and wall units, with wooden work surface. There is





a single sink unit with drainer, built-in Bosch induction hob with concealed extractor over, built-in electric double oven, built-in dishwasher, built-in fridge, space and plumbing for concealed washing machine. Door to outside covered walkway leading to:

CLOAKROOM

W.c.

FIRST FLOOR

LANDING

Stairs lead up from the entrance hall, with featured stained glass window to front. Doors to 3 bedrooms and bathroom. Hatch to loft housing boiler.

BEDROOM 1

Radiator, bay window, t.v point.

BEDROOM 2

Range of fitted wall cupboards, decorative fireplace with tiled surround, radiator.

BEDROOM 3

Radiator, built-in shelved cupboards, ornate decorative black fireplace, views to front over open farmland.

BATHROOM

Freestanding bath with mixer tap, w.c, hand basin with mixer tap, enclosed shower cubicle with overhead shower and mixing valve. There are tiled walls, 2 ladder style radiators and built-in mirror.

OUTSIDE



PARKING

The property is approached through five bar gates leading to an in-out driveway offering ample parking. There is a **DETACHED DOUBLE GARAGE** with two up and over doors, butler sink, power and light and large pitched roof space approached via ladder currently used storage. The garage lends itself for conversion (subject to any necessary consents required). Adjoining the garages is a **DOUBLE CAR PORT** providing further shelter for vehicles.

GARDENS

The **FRONT GARDEN** is laid mainly to lawn with LPG tank and pathways leading to the front entrance porch. There is gated access through to the **ENCLOSED PRIVATE REAR GARDEN** backing recreation area and offering an array of established plants and trees, ornamental pond, log store, brick built open-fronted summer house and patio areas. In total the plot extends to approximately 0.41 of an acre.

SERVICES

Mains water, drainage and electricity are connected. LPG provides the fuel for heating.

COUNCIL TAX

The property is in Band G within Sevenoaks District Council.

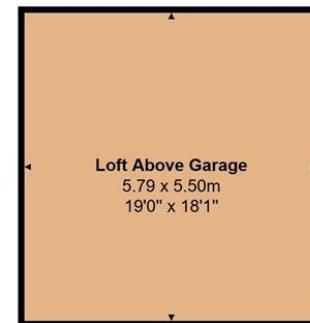
DIRECTIONS

From Westerham proceed on the A25 towards Sevenoaks, pass The Green and go down Vicarage Hill, at the foot of the hill turn right into Hosey Hill (B269), continue for just over a mile turning left into Mapleton Road, signposted Chartwell House. Continue down Mapleton Road and turn left at the end onto Pootings Road. At the cross roads continue straight across onto Bough Beech Road (B2027) and the property will be found on the right hand side before the village school.

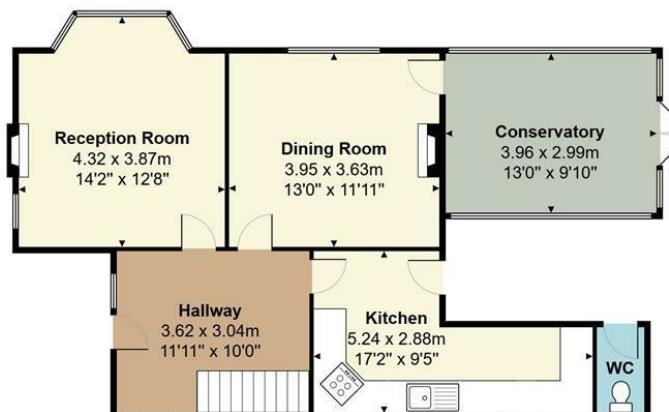
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Total Floor Area: 212.2 m² ... 2284 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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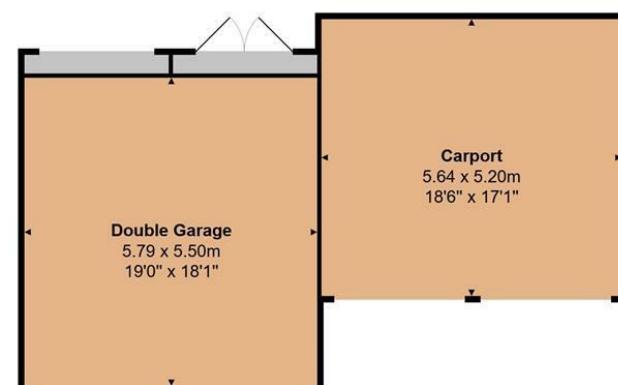
Outbuilding Loft
Total Floor Area 31.8 m² ... 343 ft²



Ground Floor
Total Floor Area 67.4 m² ... 726 ft²



1st Floor
Total Floor Area 49.0 m² ... 528 ft²



Outbuilding
Total Floor Area 63.9 m² ... 688 ft²

Ibbett Mosely

Westerham 01959 563265

EPC Rating- G

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