



Ibbett Mosely



## Mill Lane, Westerham, TN16 1SG

### Guide Price £750,000 Freehold

In a convenient location a short walk of the historic town centre this attractive detached chalet style two bedroom home has a wonderful aspect over its own garden to the grounds of Squerrys Park beyond

- Two Bedrooms
- Living Room
- Study/Occasional Bedroom Three
- Garage and Parking
- First Floor Cloakroom
- Dining Room
- Utility Room
- Ground Floor Shower Room
- Kitchen/Breakfast Room
- Gas central Heating \* Double Glazing

\*\*\* GUIDE PRICE £750,000 TO £775,000 \*\*\*

Nestled in the charming locale of Mill Lane, Westerham, in the Conservation Area, an Area of Outstanding Natural Beauty and the Green Belt, this delightful detached house presents an excellent opportunity for those seeking a comfortable home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

The house boasts three reception rooms, providing ample space for relaxation, entertaining guests, or even setting up a home office.

Outside, you will find parking space for up to three vehicles, a valuable asset in this desirable area. The surrounding neighbourhood is known for its picturesque scenery and community spirit, making it an ideal place to settle down.

#### LOCATION

A short walk of Westerham town centre where there is a wide selection of local shops and two

supermarkets, there are many cafe's, bars, restaurants and pubs within the town as well as a library, medical centre and the Churchill Primary School is a sort walk.

The Green on which the statues of past residents Sir Winston Churchill and General James Wolfe stand, host a number of events throughout the year.

There are other state and private schools for all ages in the nearby villages and towns as well as sporting and recreational facilities, including Westerham Golf Course.

Bus connections from Westerham to Oxted and Sevenoaks both with a wider choice of shops and stations to London. M25 access from junctions 5 or 6, connecting with other motorways and giving access to the Dartford River Crossing, Bluewater Shopping Centre, the Channel Tunnel, the South Cost and Gatwick and Heathrow Airports.

#### GROUND FLOOR

A double glazed door opens to the entrance hall.

#### ENTRANCE HALL

With cloak hanging recess.

### SHOWER ROOM

With shower cubicle, W.C. and hand basin. Radiator, double glazed window, shaver socket and tiled walls and floor.

### DINING ROOM

With radiator, double aspect double glazed windows, timber clad ceiling, open tread stairs to the first floor and arch to the sitting room,

### SITTING ROOM

With two radiators, brick surround to fireplace with open grate, timber clad ceiling and double aspect double glazed windows allowing delightful views over the garden and the Squerryes Park Estate. Door with external steps to the garden

### KITCHEN/BREAKFAST ROOM

With space for table and chairs, base and wall units, single drainer one and a half bowl sink unit, radiator, double glazed window and cupboard with gas boiler for central heating and hot water.

### UTILITY ROOM

With plumbing for washing machine and dish washer, fitted cupboards, mainly tiled walls and double glazed door to the garden.

### STUDY/OCCASIONAL BEDROOM THREE

With radiator, double glazed window and shelves in recess.

### FIRST FLOOR

### LANDING

With shelved cupboards and timber clad ceiling.

### CLOAKROOM

With W.C., hand basin. double glazed window and recessed cupboards

### BEDROOM ONE

With radiator, double glazed window allowing views

over the garden to Squerryes Park. Eave storage cupboards and part sloping ceilings.

### BEDROOM TWO

With radiator, double glazed window, eaves storage cupboards and part sloping ceilings.

### OUTSIDE

### GARAGE

Single garage with parking for two cars in front.

### THE GARDEN

On the south east side of the house with lawns, patio, flowering trees and shrubs, two summer houses, garden shed and a store room

### SERVICES & COUNCIL TAX

Mains gas, water, electricity and drainage.  
Sevenoaks District Council - Band "F"

### DIRECTIONS

Leave Westerham on the A25 towards Oxted, pass Lodge Lane, Wells Place and Wellers Close on the left.

At the right hand bend in the road turn left into Mill Lane, the property will be on the right.

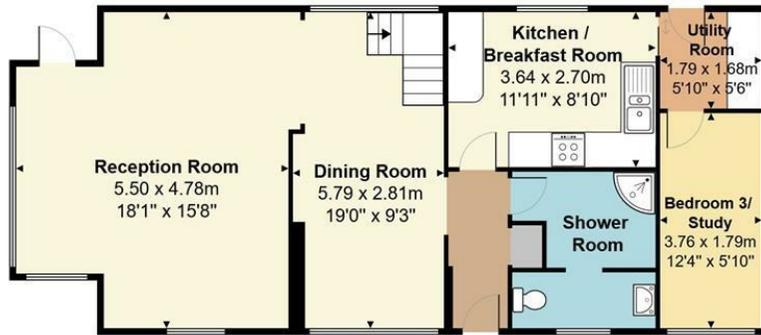


# EPC Rating- D

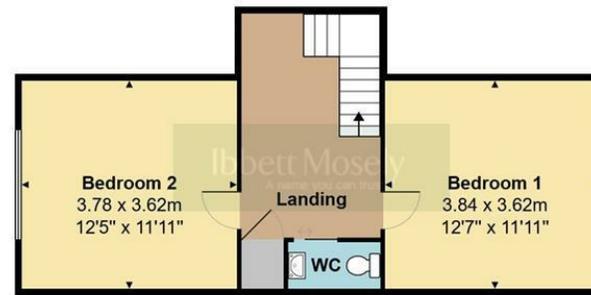
Mill Lane, Westerham, TN16 1SG



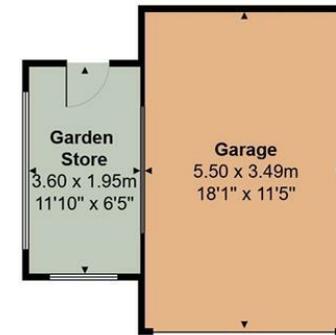
Total Floor Area: 135.4 m<sup>2</sup> ... 1458 ft<sup>2</sup>



Ground Floor  
Total Floor Area 69.1 m<sup>2</sup> ... 744 ft<sup>2</sup>



1st Floor  
Total Floor Area 39.9 m<sup>2</sup> ... 429 ft<sup>2</sup>



Lower Ground Floor  
Total Floor Area 26.5 m<sup>2</sup> ... 285 ft<sup>2</sup>

Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

## Ibbett Mosely

Westerham 01959 563265

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

[www.ibbettmosely.co.uk](http://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