

Ibbett Mosely

Vicarage Hill, Westerham, Kent, TN16 1AY


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A stunning and beautifully appointed Grade II Listed duplex apartment extending to about 1766 sq ft. The property dates from the 19th Century with later alterations and extensions. The property is centrally located within Westerham town centre, within the Conservation Area and an Area of Outstanding Natural Beauty.
The apartment enjoys views over The Green to the front and Squerryes Park to the back

- Bedroom One with En-Suite Bathroom
- Two Further Double Bedrooms
- Bathroom Two
- Galleried Lounge with Vaulted Ceiling and Inglenook
- Fitted Kitchen/Dining Room
- Gas Central Heating
- Part Double Glazed and Part Secondary Glazed
- South Facing Roof Terrace
- Secure Garaging for Two Vehicles



PRICE LEASEHOLD £695,000

LOCATION

Centrally located and with easy access to the variety of shops on The Green, Market Square and the High Street, there are also two supermarkets, a medical centre and library within the town which also offers a wide selection of cafe's, restaurants, bars and pubs.
The property falls within the Kent Grammar School catchment area, with the Churchill Primary School in the town and other state and private schools in the surrounding villages and towns.
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 or 6 connecting with other motorway networks and allowing access to Gatwick and Heathrow Airports.

GROUND FLOOR

A gated access allows private access to the apartment.

FIRST FLOOR

From the roof top terrace a wide front door opens to the entrance hall.

ENTRANCE HALL

With radiator, oak flooring and store cupboard.

BEDROOM ONE

Hall with doors to the bedroom and en-suite bathroom and cupboard with hot water cylinder.
The bedroom has a radiator, double glazed window, double wardrobe cupboard with mirror doors and a shelved cupboard.

EN-SUITE BATHROOM

With enclosed bath with mixer tap, separate shower cubicle, WC and hand basin in marble surround with cupboard under. Chrome ladder style towel rail, extractor fan, shaver socket, part tiled walls, tiled flooring and double glazed Velux window.





FITTED KITCHEN/DINING ROOM

The kitchen area is fitted with a range of granite toped base units and wall cupboards, there is a dividing unit between the kitchen and dining area with cupboards under and end breakfast bar. There is a built in Rangemaster cooker, stainless steel splash back and extractor, a microwave and dishwasher. Space for fridge/freezer, utility cupboard with plumbing for washing machine and gas boiler for central heating and hot water. There are two radiators, oak flooring, double glazed double doors to the south facing roof terrace and double aspect windows.

Open entrance to the inner hall.

INNER HALL

With stairs to the second floor with fitted drawers and cupboard under.

LOUNGE

A beautiful galleried reception area with a part vaulted timbered ceiling and an impressive inglenook fireplace with brick and stone surround, slate hearth and fitted gas burning room heater. Three radiators, secondary glazed windows to the front overlooking the green and high level double glazed window to the back. There are exposed wall and ceiling timbers.





BEDROOM TWO

A large double room with secondary glazed windows to the front overlooking The Green, two radiators and exposed timbers.

BATHROOM TWO

With walk in shower cubicle, WC and hand basin. Ladder style towel rail, secondary glazed window, part tiled walls and tiled flooring.

SECOND FLOOR













STUDY/SITTING AREA

Overlooking the lounge, with glazed screen, vaulted timbered ceiling, radiator, double glazed window and eaves storage cupboard on the stairs. Open to a landing area which leads to bedroom three.

BEDROOM THREE

With radiator, sloping timbered ceiling. double glazed window, exposed floor boards and wardrobe and shelved cupboards.

OUTSIDE

GARAGING

There is underground secure garaging for two vehicles.
Store room with light and power.

SOUTH FACING ROOFTOP TERRACE

There is a good size paved roof terrace ideal for pots and planters and with space for table and chairs.

SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage are connected.
Sevenoaks District Council - Band "E"

THE LEASE

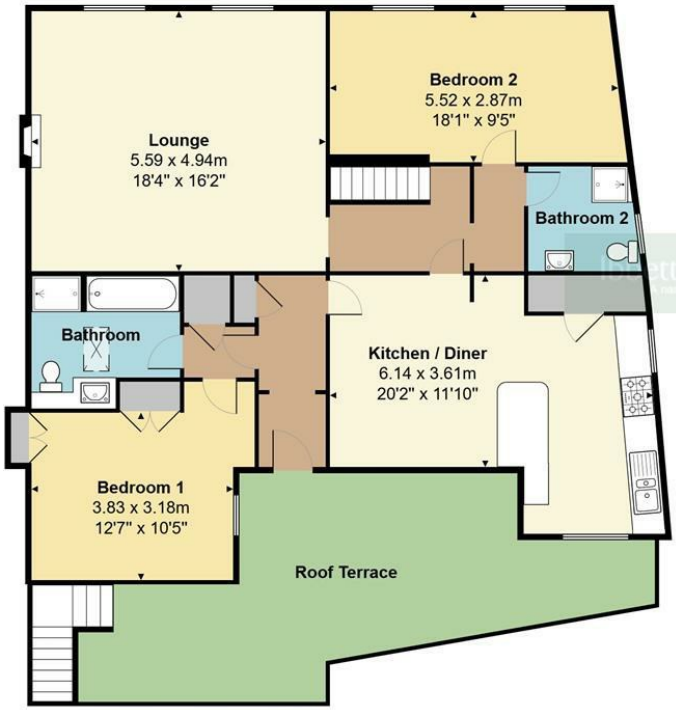
The lease is for a period of 3000 years from the 1st of January 2002 with a peppercorn ground rent.
There is a annual service charge of £1,000 (variable).
The last annual insurance premium was £3,285.00.
The car parking spaces are held on a separate 3000 year lease from the 1st of January 2002 and have an annual service charge of £350 (Inc VAT).

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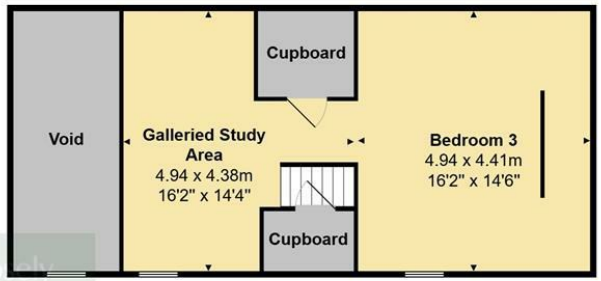
Total Floor Area: 164.1 m² ... 1766 ft² (excluding roof terrace, void)



Ground Floor
Total Floor Area 8.8 m² ... 95 ft²



1st Floor
Total Floor Area 111.4 m² ... 1199 ft²



2nd Floor
Total Floor Area 43.8 m² ... 472 ft²

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

Westerham 01959 563265

EPC Rating- D

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