



Ibbett Mosely

Hosey Common Road, Westerham, TN16 1PP



In an Area of Outstanding Natural Beauty and the Metropolitan Green Belt this beautifully appointed detached family residence enjoys picturesque country views over surrounding countryside and is close to woodland country walks and the Chartwell Estate. In recent years the property has been redesigned and completely updated to an extremely high specification including a new high quality Shaker style kitchen with integrated appliances and new en-suite shower room and family bathroom suites with complimentary tiling. This detached property has a contemporary style with a separate garage and a generous driveway.

- Detached Family House
- Three/Four Bedrooms (One Ground Floor)
- En-Suite Shower Room and Family Bathroom
- Large Reception Room
- Office/Bedroom Four
- Beautiful Fitted Kitchen/Breakfast Room
- Cloakroom
- Oil Heating and Double Glazing
- Garage and Ample Parking
- Private Front and Back Gardens

**PRICE GUIDE £625,000 TO £650,000 FREEHOLD**

**LOCATION**

The property is located about two miles from Westerham town centre where you will find a good choice of shops, including two small supermarkets, a post office, various cafe's, bars and restaurants, a doctors surgery, library and the Churchill Primary School.

A wider choice of shops and station to London can be found at Oxted or Sevenoaks, both a short drive away. There is also a good selection of state and private schools for all ages in the surrounding area as well as sporting and recreation facilities. M25 access from junctions 5 or 6.

**GROUND FLOOR**

A 'Solidor' entrance door opens to the entrance hall.

**ENTRANCE HALL**

With radiator, Amtico vinyl plank flooring and part glazed double doors to the reception room.

**RECEPTION ROOM**

A spacious living and dining area with feature column radiators, Amtico vinyl plank flooring, French doors to a paved terrace and front garden, door to the inner hall and wide opening to the kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM**

Fitted with a high specification Shaker style, Magnet 'Somerton' range of kitchen units with charcoal grey fronts. Fitted base units with solid oak work surfaces with wall cupboards over. Central island with marbled quartz counter top, breakfast bar and integral cupboards under. Integrated appliance including a five ring electric hob with extractor over, eye level fan assisted oven/grill and microwave, dishwasher, washing





machine, full height fridge and separate freezer. Pull out larder cupboard, concealed space for condensing tumble dryer, Butler sink with mixer tap, double glazed window and double glazed door to the back garden.

### INNER HALL

With Amtico vinyl plank flooring, double glazed window and stairs to the first floor.

### CLOAKROOM

With w.c. and hand basin with storage drawer under.

### OFFICE/BEDROOM FOUR

With Amtico vinyl plank flooring and French doors to a secluded patio and back garden.

### FIRST FLOOR

#### LANDING

Hatch with fitted ladder to the loft space which is boarded with lighting.

#### BEDROOM ONE

With range of fitted wardrobe cupboards and double glazed window with country views.

#### EN-SUITE SHOWER ROOM

Recently refitted with a shower cubicle, w.c. and hand basin with storage cupboard under, ladder style towel rail extractor fan and double glazed window.

#### BEDROOM TWO

With radiator, fitted wardrobe cupboards and double glazed window with rural views.

#### BEDROOM THREE

With radiator and double glazed window with rural views.





## BATHROOM

Recently refitted with enclosed bath with mixer tap and shower attachment, w.c. and hand basin with storage under. Heated towel rail, double glazed window and fitted shelving.

## OUTSIDE

## GARAGE

A single detached garage with double doors, light and power.

The block paved drive allows for the parking of three vehicles

## THE GARDEN

Steps from the drive ascend to the front door and garden where there is a screened seating area with cottage style planting. There is access either side of the house to the back garden which is partly walled and secluded. There is a patio adjoining the office with lawn and a variety of plants and shrubs designed to give colour throughout the seasons.

## COUNCIL TAX

The property is in the Sevenoaks District and is in band " F " for council tax payments.

## SERVICES

Mains water and electricity are connected. Private drainage system. Oil fired central heating.

## DIRECTIONS

Enter TN16 1PP into your satellite navigation system, the property will be on the left immediately before Mapleton Road.

Leave Westerham on the A25 towards Sevenoaks, pass the green on the left and proceed down Vicarage Hill, at the foot of the hill turn right into Hosey Hill (B2026) continue for about a mile and a half when the house will be found on the left immediately before Mapleton Road.

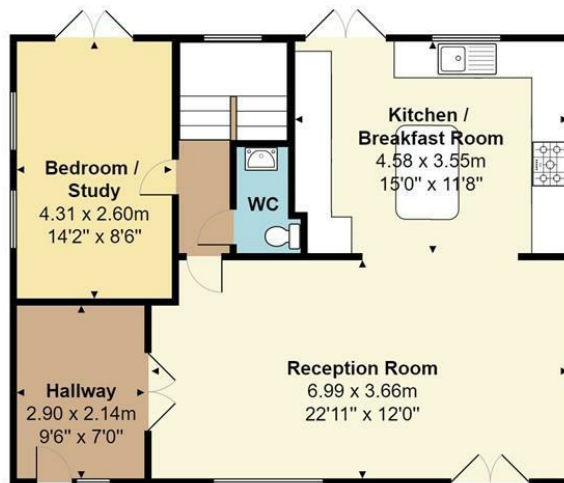
Hosey Common Road, Westerham, TN16

Total Floor Area: 135.8 m<sup>2</sup> ... 1462 ft<sup>2</sup>



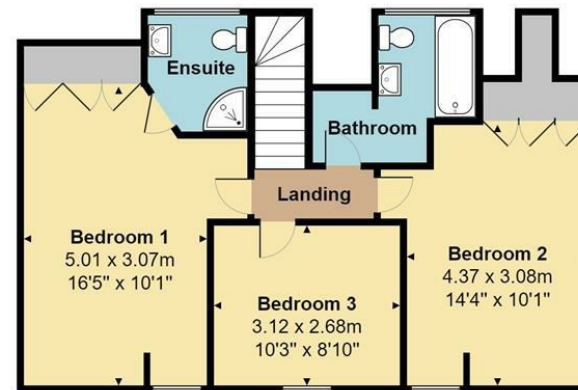
Outbuilding

Total Floor Area 13.2 m<sup>2</sup> ... 142 ft<sup>2</sup>



Ground Floor

Total Floor Area 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>



1st Floor

Total Floor Area 54.8 m<sup>2</sup> ... 590 ft<sup>2</sup>

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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