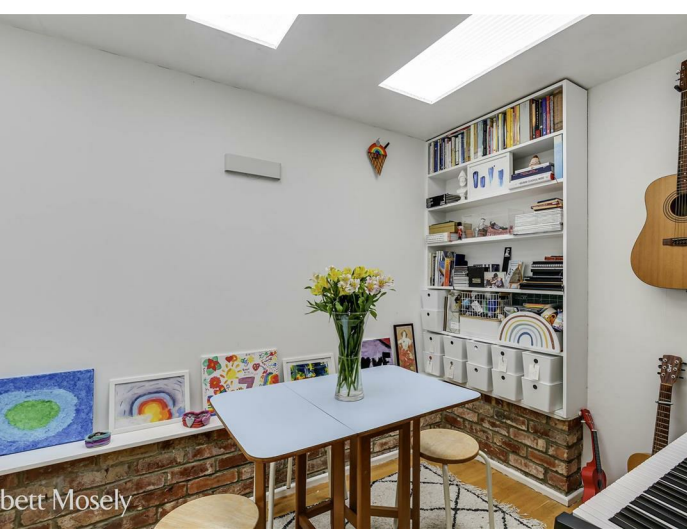




Ibbett Mosely



High Street, Westerham, Kent, TN16 1RE

Asking Price £350,000 Freehold

A charming end of terrace period cottage dating from circa 1800 and situated in an elevated position above the High Street and in the town Conservation Area and An Area of Outstanding Natural Beauty. The cottage has retained many of the original period features and comes highly recommended.

- Two Bedrooms
- Kitchen
- Period Features
- First Floor Bathroom
- Conservatory/Dining Room/Home Office
- Courtyard Garden
- Sitting Room
- Gas Central Heating
- Large Storage Shed with potential to convert into Home Office/Gym

A delightful period cottage of character being an end one in a terrace of three with brick and typical Kentish weatherboard elevations under a slate roof. The roof, gutters and soffits were all replaced in 2023. Tucked away in an elevated position a very short walk of the High Street. The cottage is understood to date to circa 1800 with many period features having been retained including an open fireplace, exposed brickwork and timbers. The cottage was enlarged to the rear with a conservatory/dining room/home office. To the front of the cottage there is a small enclosed courtyard garden with a large storage shed with light and power, and with potential to be changed into a home office/gym.

Parking via permit is available in Croydon Road.

LOCATION

Within a hundred yards of the main shopping centre of Westerham where you will find a variety of independent shops and two small supermarkets. Within the town there are also a number of cafe's, restaurants and public houses. There is a town

library, medical practice and Churchill Primary School. Sporting and recreational facilities at the King George Playing Fields and golf at the Westerham course. Stations to London from Oxted and Sevenoaks and M25 access from junctions 5 and 6.

GROUND FLOOR

Front door opening to the sitting room.

SITTING ROOM

With radiator, double glazed window, brick chimney breast to fireplace with raised open grate. Oak flooring, exposed ceiling timbers. Open aspect through to the kitchen.

KITCHEN

Fitted with a range of base and wall units with work surface over and wall cupboards above. Ceramic sink with period style mixer tap, built in gas hob, electric oven and extractor hood, space and plumbing for washing machine, cupboard under the stairs with point for fridge and gas boiler for central

heating and hot water. Exposed ceiling timbers, door concealing stairs to the first floor. Limestone effect porcelain flooring and stable style door to the conservatory/craft room.

CONSERVATORY/DINING ROOM/HOME OFFICE

Built on a brick base with glazed windows and door giving access to the side entrance and front garden. There are some fitted book shelves.

FIRST FLOOR

LANDING

With radiator, double glazed window and hatch to the loft space.

BEDROOM ONE

With radiator, double glazed window, fitted book shelves and wood flooring.

BEDROOM TWO

With radiator, double glazed window, built in storage cupboard/wardrobe and laminate flooring.

BATHROOM

With enclosed bath with mixer tap and shower, w.c. and hand basin. Tiled and mirrored walls, extractor fan and tiled flooring.

OUTSIDE

Steps up from the high Street where there is a picket gate leading through to the garden with paved area and hedged boundaries. There is a large timber garden shed with light and power, providing potential to convert into a home office/gym. Side access to the back with entrance via the conservatory/craft room.

NOTE

All bookcases in the house are bespoke made and

easily removed by removing screws.

There are local parking permits available to allow parking in the Croydon Road.

SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.

Sevenoaks District Council - Band B

DIRECTIONS

Leave Westerham on the A25 towards Oxted, pass Lodge Lane on the left, the cottage will be on the left after about one hundred yards and is before Wells Place.



EPC Rating- D

High Street, Westerham, TN16

Total Floor Area: 49.5 m² ... 533 ft²



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

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