



Ibbett Mosely

South Bank, Westerham, TN16 1EN



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A substantial Victorian five bedroom detached family home, currently occupied as a single dwelling though could easily be made into two homes allowing for separate parent/family living.

The property has been extended, modernised and updated within the last ten years, including new wiring, plumbing and windows, a new fitted kitchen, utility room and new bathroom suites. The property has pleasing brick, rendered and tile hung elevations under a main slate roof with flat roof to a single storey side extension and the roof terrace to the main house.

**PRICE RANGE: £950,000 - £975,000**  
**FREEHOLD**

## WESTERHAM

The historic town of Westerham provides a variety of shops for everyday needs as well as a number of more varied outlets. There are cafes, restaurants and bars catering for most tastes. The Green is the focal point for various activities and on it you will also find the statues of Sir Winston Churchill and General Wolfe, two of the towns famous past residents. There are bus services to Oxted, Sevenoaks and Bromley all providing a wider selection of shops and stations to London. There are sporting and recreational facilities in the area including golf at the Westerham Club. Local state and private school options are nearby, as well as the outstanding Kent Grammar School system.

## GROUND FLOOR

### ENTRANCE PORCH

With door to:

### ENTRANCE HALL

With radiator and door to the CELLAR. Door to the kitchen/breakfast/family room.

- Bedroom One with Dressing Room and En-Suite Shower Room
- Four Further Bedrooms
- Two Bathrooms
- Large Open Plan Kitchen/Dining/Family Room
- Two Reception Rooms
- Utility Room
- Two Cloakrooms
- Basement Room & Cellar
- Double Garage & Driveway Parking
- Garden & Balcony

### CLOAKROOM

With w.c and hand basin.

### RECEPTION ROOM

With radiator and double glazed patio doors leading to the garden.

### UTILITY ROOM

Originally a kitchen when designed as two separate properties. Fitted with a range of base and wall units, space for slot in cooker, sink unit, dish washer and plumbing for a washing machine.

### KITCHEN/DINING/FAMILY ROOM

Comprehensively fitted with a range of base and wall units and island. Fitted appliances including oven, microwave, hob, extractor fan, dishwasher, washing machine and single drainer, 1½ bowl sink unit. Double glazed patio door to the terrace and garden. Ample space for table and chairs and sitting room furniture.

### INNER HALL

With radiator, cupboard under the stairs, oak flooring and stairs to the first floor and to the basement study.

### CLOAKROOM

With w.c, hand basin and extractor fan.





## PLAY ROOM

With radiator and oak flooring.

## BASEMENT ROOM

With radiator.

## FIRST FLOOR

There are two separate staircases leading to the first floor landings.

## LANDING

Off the main landing there are doors to the main bedroom, two other bedrooms and a bathroom.

## BEDROOM ONE

With radiator and double glazed patio door to a ROOF TERRACE. Open to the dressing room and door to the en-suite shower room.

## DRESSING ROOM

With radiator, clothes hanging rails and double glazed patio doors to the roof terrace.

## EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin. Tiled walls and flooring, extractor fan and chrome ladder style towel rail.

## BEDROOM TWO

With radiator.

## BEDROOM THREE

With radiator.

## BATHROOM

With enclosed bath with a separate shower over, w.c and hand basin. Tiled walls and flooring, shaver socket and chrome ladder style towel rail.

## LANDING

Off the second landing there are doors to two bedrooms and a bathroom.

## BEDROOM FOUR

With radiator and a range of fitted wardrobe cupboards.

## BEDROOM FIVE

With radiator.



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## BATHROOM

With enclosed bath, w.c, and hand basin.

## OUTSIDE

## DOUBLE GARAGE

Concealed behind double timber gates the garage has an up and over door, light and power. There is parking for several vehicles to the side and front of the house.

## THE GARDEN

The garden is mainly lawn with a mature horse chestnut and terrace as well as a roof terrace with railings.

## COUNCIL TAX

The property is currently rated as two dwellings, the main area being in band - E, and the smaller area in band - C. The annex presently enjoys a council tax exemption for the current owners, although incoming buyers should confirm their own eligibility. The local authority is Sevenoaks District Council.

## SERVICES

Mains gas, water, electricity, and drainage are connected.

## ENERGY PERFORMANCE CERTIFICATES

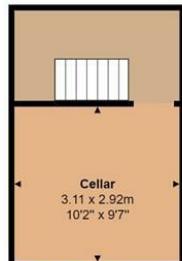
There are two separate energy ratings for the property, the main part is rated 'C' and the smaller is rated 'D'. Copies of the Energy Performance Certificate are available on request.

## DIRECTIONS

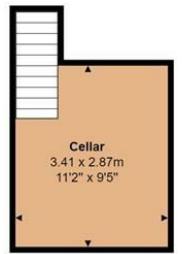
Take the A233 London Road from Westerham towards Biggin Hill and Bromley. South Bank will be at the bottom of the hill on the left.

## NB

Some external images are historical and provided by the vendor to show a seasonal change. The property may have changed since these photographs were taken.



**Basement**  
Total Floor Area 14.7 m<sup>2</sup> ... 158 ft<sup>2</sup>



**Basement**  
Total Floor Area 10.6 m<sup>2</sup> ... 114 ft<sup>2</sup>



**Ground Floor**  
Total Floor Area 111.8 m<sup>2</sup> ... 1203 ft<sup>2</sup>

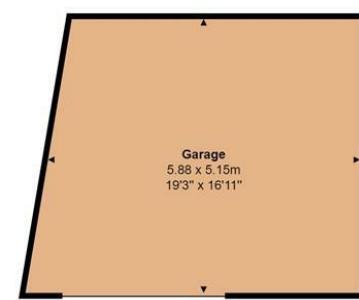


**1st Floor**  
Total Floor Area 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup>

South Bank, Westerham, TN16

Total Floor Area: 259.1 m<sup>2</sup> ... 2789 ft<sup>2</sup> (excluding balcony)

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



**Outbuilding**  
Total Floor Area 30.2 m<sup>2</sup> ... 325 ft<sup>2</sup>

# Ibbett Mosely

Westerham 01959 563265

EPC Rating- C

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

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