



Ibbett Mosely

Puddledock Lane, Chartwell, Westerham,
TN16 1PX



**** INSPECTION HIGHLY RECOMMENDED ****

This Charming nineteen twenties extended semi-detached home is located in a beautiful rural location to the south of Chartwell House and in the Metropolitan Green Belt and an Area of Outstanding Natural Beauty

Price Freehold £697,500

LOCATION

In a rural location about two and a half miles from Westerham where you will find a variety of local shops and amenities including two small supermarkets, a library and a medical centre.

There are well regarded primary schools in Crockham Hill, Four Elms and Westerham as well as other state and private schools in the area.

Nearby there are acres of National Trust woodland with many foot and bridle paths. There are several golf courses a short drive from the property as well as other sporting and recreational facilities. Stations to London from Edenbridge, Oxted, Hurst green and Sevenoaks. M25 access from junctions 5 or 6.

GROUND FLOOR

- Two Bedrooms
- Bathroom
- Two Reception Rooms
- Kitchen
- Cloakroom
- Oil Central Heating
- Double Glazing
- Parking for Three Vehicles
- Large Well Stocked Garden

ENTRANCE HALL

With radiator, stairs to the first floor and door to the reception room.

RECEPTION ROOM

There are two separate areas following the extension with radiators, fireplace, lantern style skylight, cupboard under the stairs, double glazed double doors to the terrace and garden and door to the kitchen.

DINING/FAMILY ROOM

with radiators, lantern style skylight, oak flooring, double glazed windows and double glazed double doors to the terrace and garden. Door to the kitchen.

KITCHEN

Fitted with a comprehensive range of base and wall units, fitted hob, oven and extractor. Butlers style sink with side drainer, plumbing for washing machine





and dishwasher, built in fridge and freezer, pull out storage racks, double glazed window, and tiled flooring.

SIDE HALL

With door to the drive.

CLOAKROOM

With w.c., hand basin, radiator, double glazed window, tiled floor and extractor fan.

FIRST FLOOR

STAIRS AND LANDING

With hatch to loft space, linen cupboard with hot water cylinder. Double glazed window

BEDROOM ONE

With radiator, double glazed windows, built in cupboards and walk in wardrobe closet with clothes hanging rails and double glazed window.

BEDROOM TWO

With radiator, double glazed window and built in wardrobe cupboards.

BATHROOM

With enclosed bath, separate shower cubicle, w.c. and hand basin. Radiator, chrome ladder style towel rail, double glazed window, part tiled walls and tiled flooring.

OUTSIDE

PARKING

To the front of the property there is off road parking for three vehicles.





THE GARDEN

The large garden is on the south side of the house with side access from the drive, there are garden sheds and stores, a terrace, lawns with the remainder being well stocked with a variety of trees and shrubs.

COUNCIL TAX

The property is in the Sevenoaks district and is in council tax band "F"

SERVICES

Mains water and electricity are connected. The property has it's own sewage treatment plant and oil central heating.

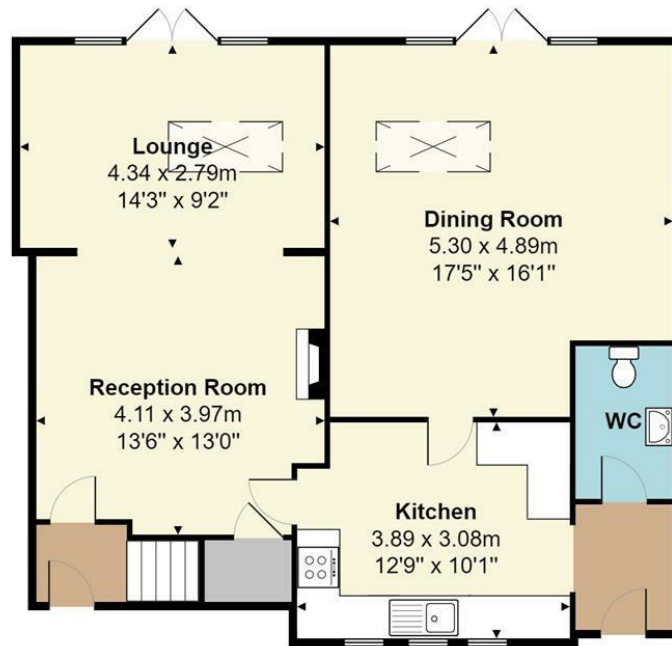
DIRECTIONS

Leave Westerham on the A25 towards Sevenoaks, pass The Green and continue down Vicarage Hill, at the bottom of the hill turn right into Hosey Hill, signposted to Chartwell and Edenbridge. Continue into Hosey Common Road and then turn left into Mapleton Road signposted to Chartwell. Pass Chartwell House on the left, Puddledock Lane will be on the left after about half a mile and the property will be the first on the right.



Puddledock Lane, Chartwell, TN16

Total Floor Area: 116.0 m² ... 1248 ft²



Ground Floor
Total Floor Area 79.9 m² ... 860 ft²



1st Floor
Total Floor Area 39.8 m² ... 428 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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