

Ibbett Mosely







Mapleton Road, Chartwell, Nr. Westerham, TN16 1PS

Guide Price £725,000 Freehold

In a beautiful position in the Green Belt and an Area of Outstanding Natural Beauty this delightful detached cottage of character adjoins Chartwell and is offered for sale chain free. Subject to necessary consents there is potential to enlarge the property.

- Bedroom One with En-Suite Bathroom
- Three Reception Areas
- Lean to Utility Area and Garden Store Room
- Garden
- Bedroom Two
- Kitchen
- Oil Central Heating and Double Glazing
- First floor Shower Room
- Cloakroom
- Parking

FOR SALE WITH NO ONWARD CHAIN
This charming detached cottage of character is located in a beautiful rural, yet not isolated, location adjoining the Chartwell Estate.
Approached down a long private drive serving this and other established homes the property offers comfortable two bedroom accommodation with potential (subject to consents) for extension.
There are brick and tile hung elevations under a recently re tiled roof.
A number of improvements have recently been made to the cottage which include a new roof, complete rewiring with a new consumer unit, replastering of walls and ceilings, redecoration and new floor coverings.

LOCATION
Chartwell, renowned as the home of Sir Winston Churchill is about three miles from Westerham where there are a selection of local shops, two supermarkets, a medical centre and library, for a wider choice of shops Oxted and Sevenoaks are both a short drive away.
There are state and private schools for all ages in the surrounding villages and towns as well as sporting and recreational facilities.
There are stations to London from Edenbridge, Oxted or Sevenoaks and access to the M25 from junctions 5 or 6.

GROUND FLOOR
A double glazed door opens to the dining hall.

DINING HALL
With radiator, double aspect double glazed windows, fitted bookshelves and some exposed brickwork to one wall.

CLOAKROOM
With w.c., hand basin, radiator, double glazed window and recessed shelves.

LIVING ROOM
With radiator, double glazed window, double glazed double doors to the garden and fireplace with open grate.

SITTING ROOM
With radiator, double glazed door to the garden,

fireplace with log burning stove and beam over and brick hearth.

STAIRCASE HALL
With radiator and stairs to the first floor.

KITCHEN
Fitted to two sides with base and wall units, single drainer twin bowl sink unit, built in oven, hob and extractor. Double glazed window and door to the utility area.

UTILITY AREA
With plumbing for a washing machine, oil fired boiler, door to the outside and door to a lean to garden store with door to the garden.

FIRST FLOOR

LANDING

BEDROOM ONE
With radiator, double glazed window, wardrobe cupboard and door to the en-suite bathroom.

EN-SUITE BATHROOM
With enclosed bath with a mixer tap and hand spray, w.c. and hand basin. Radiator, double glazed window, part tiled walls and linen cupboard with hot water cylinder.

BEDROOM TWO
With radiator, double glazed window and wardrobe cupboard.

SHOWER ROOM
With shower cubicle, w.c. and hand basin. Ladder style towel rail, part tiled walls, extractor fan and eaves storage cupboard.

OUTSIDE

PARKING
There is off road parking for two or more cars.

THE GARDEN
The garden is well enclosed with hedging and includes a terrace, lawn and a variety of plants and shrubs including roses, hydrangea and a wisteria.

SERVICES AND COUNCIL TAX
Mains water, electricity and private drainage via a treatment plant.
Sevenoaks District Council - Band "F".

DIRECTIONS
Leave Westerham on the A25 towards Sevenoaks, pass the green on your left and continue down Vicarage Hill. At the bottom of the hill turn right into Hosey Hill (B2026), continue for about a mile and a half and then turn left into Mapleton Road (Signposted to Chartwell). Pass Chartwell on the left and then take the drive on the left to Chartwell Farm. Continue along the drive, and then take the second drive to the left which will lead to the property.

NOTE
Furniture and effects have been added by CGI, applicants are advised that the property is currently unfurnished.





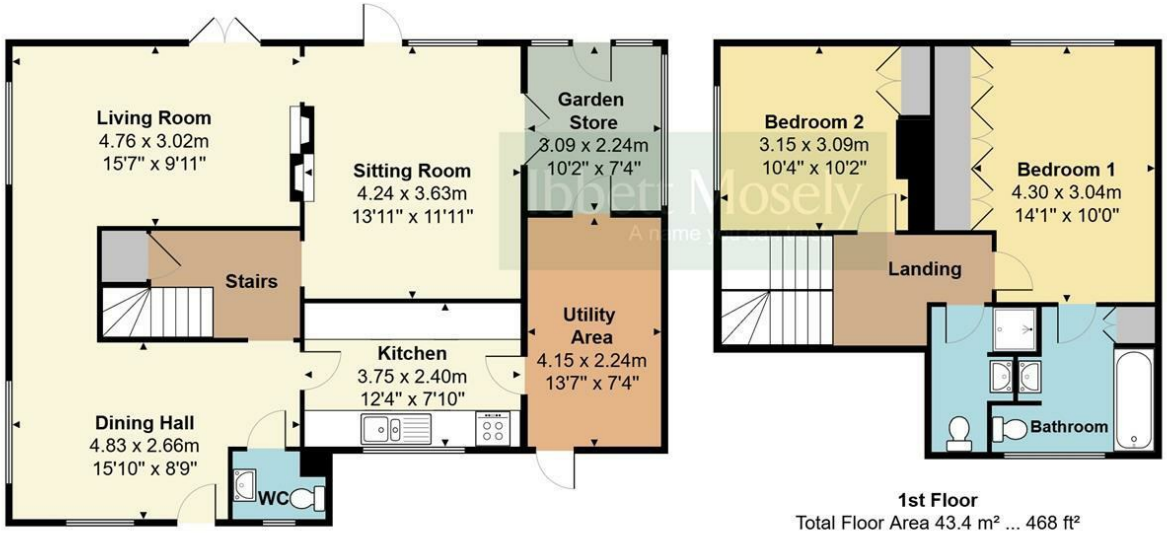




EPC Rating- E

Mapleton Road, Chartwell, TN16

Total Floor Area: 123.2 m² ... 1326 ft²



1st Floor
Total Floor Area 43.4 m² ... 468 ft²

Ground Floor
Total Floor Area 79.8 m² ... 859 ft²

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

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