



Ibbett Mosely

Hosey Hill, Westerham, TN16 1TB



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In an elevated and secluded position on Hosey Hill this delightful detached three bedroom family home dating from the nineteen twenties/thirties comes highly recommended.

Planning consent has previously been granted for a two storey extensions to create a four bedroom home

## PRICE FREEHOLD

£895,000

## LOCATION

Situated under a mile from Westerham town centre where there are a good selection of local shops, two supermarkets and various cafes, restaurants, bars and public houses.

Westerham also has a medical practice, library and the Churchill Primary School. There are other state and private schools in the area as well as sporting and recreational facilities including Westerham Golf Club.

Trains to London and a wider choice of shops from Sevenoaks and Oxted and M25 access from junctions 5 or 6.

## GROUND FLOOR

### ENTRANCE PORCH

The porch is oak framed with an oak door opening to the entrance hall.

- Three Bedrooms
- Bathroom and Ground Floor Shower Room
- Sitting Room
- Living Room
- Conservatory/Dining Room
- Kitchen/Breakfast Room
- Gas Central Heating
- Garage and Parking
- Mature Secluded Gardens Extending to about a Quarter of an Acre

### ENTRANCE HALL

With oak flooring, recessed ceiling lights and radiator in cabinet surround. Stairs to the first floor and to the basement utility room.

### SHOWER/CLOAKROOM

With shower cubicle, w.c. and hand basin. Ladder style towel rail, part tiled walls, shaver socket and wood effect flooring.

### LIVING ROOM

A double aspect room with double glazed double doors to the terrace and garden, radiator, brick surround to fireplace with open grate and quarry tiled hearth. Recessed ceiling lights.

### SITTING ROOM

With radiator, fireplace recess with beam over and display alcove to one side with glass shelving. There are part panelled walls and double doors to the conservatory/dining room.

### CONSERVATORY/DINING ROOM

With double glazed windows and door to the garden.





## KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units, inset single drainer one and a half bowl stainless steel sink unit, built in hob, oven, extractor, dishwasher and fridge. Cupboard with gas boiler for central heating and hot water, part tiled walls, tiled flooring, double glazed double doors to the terrace and garden and door to a BOOT ROOM with door to the outside.

## FIRST FLOOR

### LANDING

With storage cupboards, one housing the hot water cylinder.

### BEDROOM ONE

With radiator and double aspect windows.

### BEDROOM TWO

With radiator and double aspect windows.

### BEDROOM THREE

With radiator and double aspect windows.

### BATHROOM

With enclosed bath with mixer tap and separate shower over, w.c. and hand basin. Ladder style towel rail, part tiled walls and tiled flooring.

## BASEMENT

### UTILITY ROOM

Fitted with work surfaces with cupboards and plumbing for washing machine and tumble dryer under. there is a small desk area allowing for home working

## OUTSIDE





## GARAGE

There is a single garage which has previously been used as a treatment room with cloakroom. Purchasers are advised that some work is required to the garage.

There is off road parking for up to three vehicles.

## THE GARDEN

From the drive steps lead up to the hose with either side a selection of trees and shrubs and a lawn, there is a gated access to the back garden where there is a generous paved terrace, lawns, flowering trees and shrub's providing excellent seclusion and privacy. The plot extends in total to about a quarter of an acre and backs on to grazing land.

## PLANNING

Planning consent subject to conditions, reference SE/08/02874/FUL was granted by Sevenoaks District Council for two storey extensions to the house, a further application Reference SE/11/03182/EXTLMT to extend the time limit for the work to be undertaken, were both granted by the council.

The extension would have allowed for the property to comprise to the ground floor, an extended main reception room and a new breakfast room in addition to the second reception room and conservatory, with to the first floor to include alterations four bedrooms, two with en-suite shower rooms and a family bathroom.

## SERVICES AND COUNCIL TAX

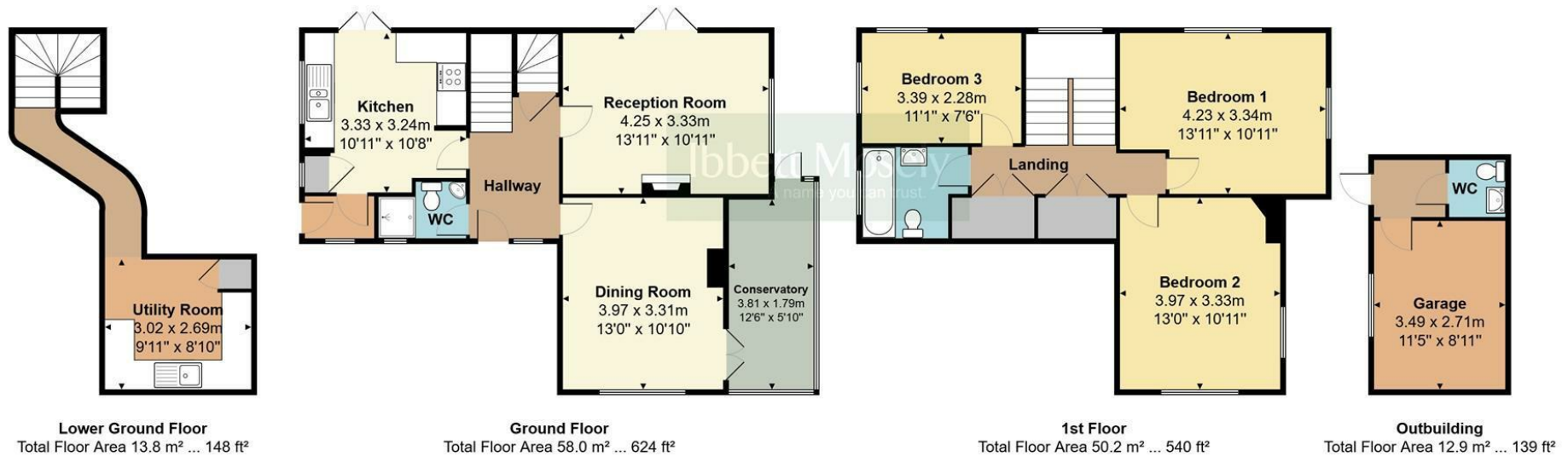
Mains gas, water, electricity and drainage.  
Sevenoaks District Council - Band F

## DIRECTIONS

Leave Westerham on the A25 towards Brasted, pass The Green and continue down Vicarage Hill. At the bottom of the hill turn right into Hosey Hill (B2026). The property will be on the left after about half a mile.

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Total Floor Area: 134.9 m<sup>2</sup> ... 1452 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- E**

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