



Ibbett Mosely

London Road, Westerham, TN16 1DP



A beautifully presented semi-detached Victorian family home with versatile accommodation arranged over three floors and extending to just over 1500 sq ft plus the garden studio and store room.

- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Stunning Kitchen/Dining Room
- Gas Central Heating
- Garden Studio and Store
- Off Street Parking
- Garden

PRICE FREEHOLD £825,000

LOCATION

The centre of Westerham is a short walk and is situated on the A25 between the larger towns of Oxted and Sevenoaks. There is a good choice of local shops, restaurants, bars and public houses, together with church, library, medical centre and primary school. Oxted and Sevenoaks are four and seven miles away respectively, having much improved shopping facilities and stations to central London. Sporting facilities in the area include golf at Westerham, Tatsfield and Limpsfield, leisure centre with indoor swimming pool in Oxted and tennis at the Limpsfield Club. There are further state and private schools for all ages in the surrounding villages and towns. M25 access from junctions 5 and 6.

ENTRANCE FLOOR

With front door to the entrance hall.

ENTRANCE HALL

With exposed floorboards and stairs to the second floor and lower ground floors.

SITTING ROOM

With bay window to the front, exposed floorboards and decorative fireplace with open grate and tiled hearth.

BEDROOM FOUR

With decorative fireplace.

BEDROOM FIVE

With decorative fireplace.

LOWER GROUND FLOOR (GARDEN)





KITCHEN/DINING ROOM

An open plan area with built in base and wall units, built in appliances including range style cooker and dish washer, plumbing for washing machine. Island unit with storage under and breakfast seating. Bi-fold doors to the rear garden.

BATHROOM

With bath, hand basin and W.C.

SNUG/TV ROOM

With wood flooring and some exposed brickwork as a feature.

SECOND FLOOR

LANDING

BEDROOM ONE

With feature fireplace.

BEDROOM TWO

With feature fireplace, wardrobe cupboard and fitted display shelves with cupboards under.

BEDROOM THREE

With feature fireplace, fitted wardrobe and display shelves with cupboards under.

SHOWER ROOM

With shower cubicle, W.C. and hand basin.

OUTSIDE



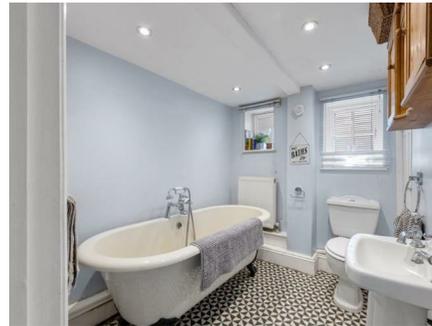


PARKING

There is off street parking at the front for two cars.

STUDIO

Located at the end of the garden with light, power and plumbing, it is considered that this could be used for a number of purposes, there is also an adjoining garden store.



THE GARDEN

Is enclosed with hedged boundaries and is mainly laid to lawn with terrace and patio.

SERVICES & COUNCIL TAX

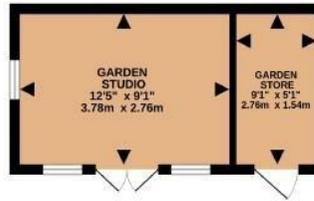
Mains gas, water, electricity and drainage are connected.

Sevenoaks District Council - Band "E"

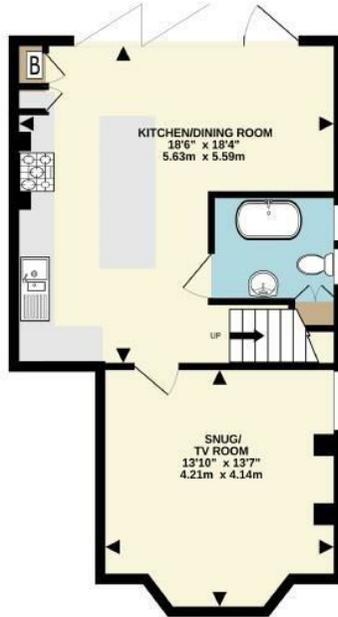
DIRECTIONS

Take the A233 London Road from Westerham, continue straight on at the Zebra Crossing when the property will be found on the right just before Madan Road.





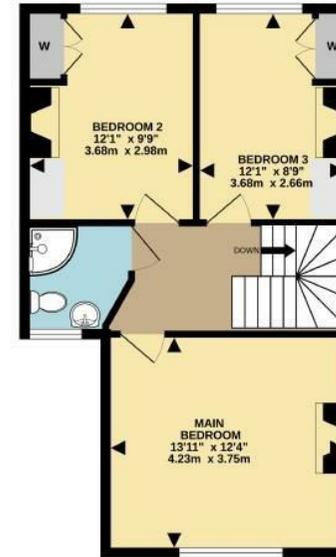
OUTBUILDING
158 sq.ft. (14.7 sq.m.) approx.



LOWER GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



ENTRANCE FLOOR
504 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

TOTAL FLOOR AREA : 1661 sq.ft. (154.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

Ibbett Mosely

Westerham 01959 563265

EPC Rating- D

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property. ver 3.0

...a name you can trust
offices in Kent and London