



99 High Street, Westerham, TN16 1SF





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**A FASCINATING GRADE II LISTED MAINLY 16TH CENTURY VILLAGE RESIDENCE OF CHARACTER WITH LARGE GARDEN EXTENDING TO ALMOST A QUARTER OF AN ACRE AND OFF ROAD PARKING. THE PROPERTY WHICH IS OFFERED FOR SALE WITH NO ONWARD CHAIN FROM THE VENDORS END NOW REQUIRES MODERNISATION AND IMPROVEMENT OFFERS INVITED IN THE REGION OF £389,950 FREEHOLD**

- 3 Double Bedrooms
- Bathroom
- 2 Large Reception Rooms
- Kitchen
- Cloakroom
- Gas Central Heating
- Exposed Beams & Period Features
- Large Garden
- Off Street Parking

99 High Street is listed Grade II and is part of a rambling irregular building of varying dates but mainly 16th Century. The building now comprises three residential dwellings, at various times in the past parts of the property have been used as The Old Forge, an Antique business and offices. Elevations are mainly rendered with some timbering and tile hanging under a tiled roof, the spacious accommodation now requires modernisation and improvement but has the benefit of a large garden and off street parking.

### LOCATION

Situated on the A25 as you leave Westerham towards Oxted and to the west side of Mill Lane. The town centre is a short walk where you will find a wide selection of restaurants, cafes and public houses, as well as variety of shops including two small supermarkets. There is a library, medical centre, Churchill Primary School and the Westerham Day Nursery. There are sporting and recreational facilities at the King George Playing

Fields and golf at the Westerham club. Bus connections from Westerham to Oxted about 3.5 miles with a wider choice of shops and main line station to London. M25 access at junctions 5 and 6.

### GROUND FLOOR

Front door opening directly into

### RECEPTION ROOM

A double aspect room with two radiators, secondary glazed windows, wall light points, and exposed timbers.

### DINING ROOM

With radiator, wall light points, exposed timbers and inglenook fireplace (sealed) with beam over. Door to the kitchen.

### INNER HALL

With wall mounted Vaillant gas boiler, wall cupboard, door to the garden.

### KITCHEN

Tiled work surfaces, inset single drainer one and a



half bowl sink unit. Wall cupboards, plumbing and cooker point.

### CLOAKROOM

With a lobby area at the entrance with hand basin high level cupboard, door to WC with radiator.

### FIRST FLOOR

#### LANDING

With radiator and hatch to the loft space.

#### BEDROOM 1

With radiator, secondary glazed window, wall light points and wardrobe (No door).

#### BEDROOM 2

With radiator, secondary glazed window, wall light points and walk in wardrobe cupboard.

#### BEDROOM 3

With radiator, secondary glazed window and exposed beams.

### BATHROOM

With enclosed bath, hand basin, linen cupboard and shelved recess.

### SEPARATE WC

With WC, hand basin and radiator.

### OUTSIDE

Ample off street parking to the front,  
The Garden: situated to the back of the cottage and with a separate pedestrian access off Mill lane, the garden includes a number of trees and shrubs and lawns. In all the garden extends to about a quarter of an acre.

NOTE: There are rights of way for other residents across the car park

### ROUTE TO VIEW

Leave Westerham on the A25 towards Oxted. Pass Wells Place, Wellers Close and Mill Lane of the left, the cottage will then be found on the left just as the road bears round to the right.



## EPC Rating-

High Street, Westerham, TN16

Total Floor Area: 140.0 m<sup>2</sup> ... 1507 ft<sup>2</sup>



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