





Hosey Hill

Westerham, Kent, TN16 1TB

GUIDE PRICE: £675,000 FREEHOLD

- SECLUDED LOCATION IN HIGHLY REGARDED RESIDENTIAL SETTING
 - CHARACTER COTTAGE WITH PERIOD FEATURES
- MASTER BEDROOM SUITE & TWO FURTHER BEDROOMS
 - SITTING ROOM WITH OPEN FIREPLACE
- KITCHEN WITH AGA & SEPARATE UTILITY AREA
- AMDEGA CONSERVATORY • MATURE GARDENS
 - GARAGE & DRIVEWAY PARKING
 - SHORT WALK TO HIGH STREET
- CLOSE TO SCHOOLS & KENT GRAMMAR CATCHMENT AREA

Occupying a tucked away position, set into the slopes of the ever popular Hosey Hill, this deceptively spacious home offers a wealth of period character and country charm.

A welcoming entrance hall with exposed floorboards and practical cloaks cupboards greets you, leading through to the reception accommodation, consisting of a series of freely interconnecting spaces offering a relaxed sense of flow.

The well-appointed dining kitchen serves as the hub of the home, with its striking classic AGA, Shaker style cupboards and designated utility area, with space and plumbing for a full range of domestic appliances.

Spread across both floors, the well-proportioned bedroom space consists of two doubles - to include a master with en suite shower room - and twin room, with a full bathroom serving all adeptly.

Externally, the rear garden has been expertly landscaped to offer three gentle tiers of lawn, bordered by hedging and planting to provide privacy and interest.

A short descent via nineteen shallow steps to street level, reveals driveway parking and a brick built single garage.

POINTS OF NOTE

- Neutral decor, exposed floorboards and authentic wooden panelled doors
- Sitting room with picture railing and working open fireplace set within a painted wooden surround, with smooth slate slips and hearth
- Delightful country style kitchen with Shaker style base/wall cabinetry with oak work surfaces together with a deep butler sink with period style lever mixer tap. Brick overmantle with inset gas fired two plate AGA, incorporating hot and simmering ovens
- Utility area offering space/plumbing for a dishwasher and washing machine with a practical counter over and tiled splashbacks. Space for a tall fridge freezer
- Dining area with French doors out to a west facing, paved dining terrace, perfect for summer evening entertaining
- Amdega conservatory with doors to the terrace
- Ground floor bathroom to include a panelled bath with period style mixer tap with shower attachment and additional Aqualisa showering system over, featuring a drench head. Localised wall tiling, slate tiled floor, period style pedestal basin, close coupled WC and tall shelved linens cupboard

- Dual aspect double sized ground floor bedroom
- First floor master bedroom with views over the garden and door to an en suite shower room with cubicle, pedestal basin and close coupled WC. Wall tiling to dado height and tiled floor
- Spacious twin bedroom with two banks of bespoke fitted wardrobes to one side, offering double and long hanging
- Upper landing with hatch to a loft space

EXTERNALLY:

- A winding and gently ascending shingled path leads up to the rear garden space, comprising three lawned tiers. Mature surrounding planting to include silver birch, holly, rhododendron, ornamental conifers and laurel/copper beech hedging
- Generously sized, secluded flagstone paved dining terrace adjacent to the dining room and conservatory
- Driveway parking for one vehicle and access to a brick built single garage with up and over door

LOCATION:

The historic town of Westerham is located in the valley of the River Darent in a central position between the larger towns of Sevenoaks and Oxted. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafes, pubs and restaurants. The town is surrounded by some of the finest countryside in Kent. Two of Westerham's most notable residents were Sir Winston Churchill and General James Wolfe both of whom had homes in the town, now open to the public.

SERVICES:

Mains: electricity, water, gas and drainage

OUTGOINGS:

Sevenoaks District Council - Tel No. 01732 227000
Council Tax Band G - £2,737.12 (2019/20)
EPC: E

VIEWING:

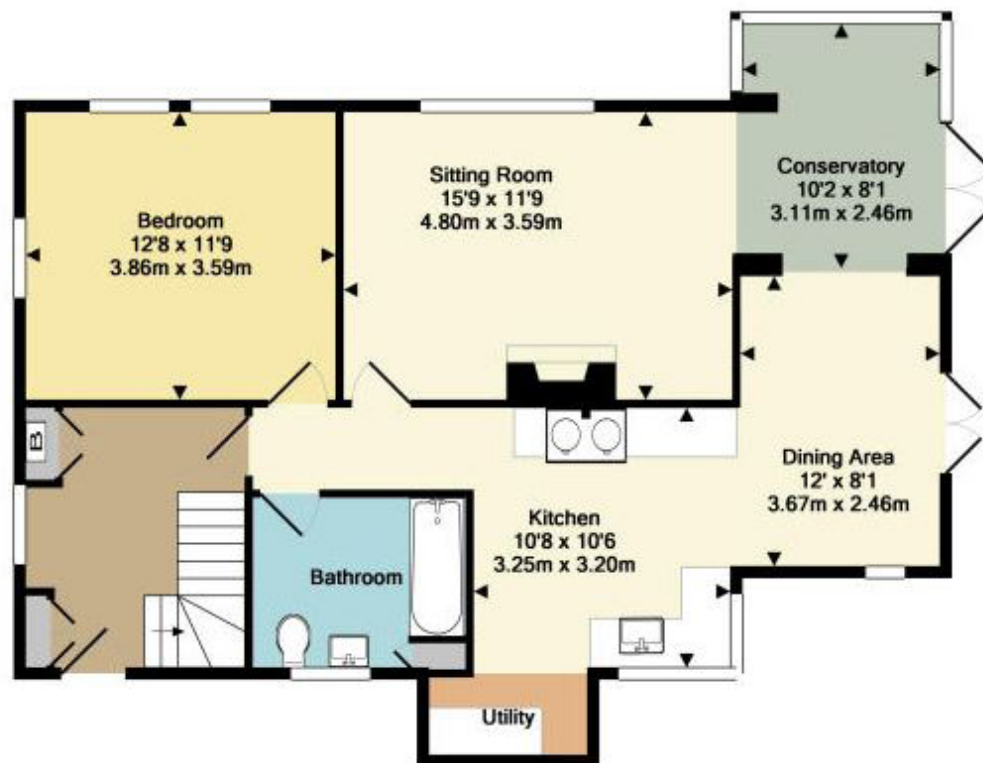
Strictly by appointment via James Millard Independent Estate Agents
1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH

Tel: (01959) 565756

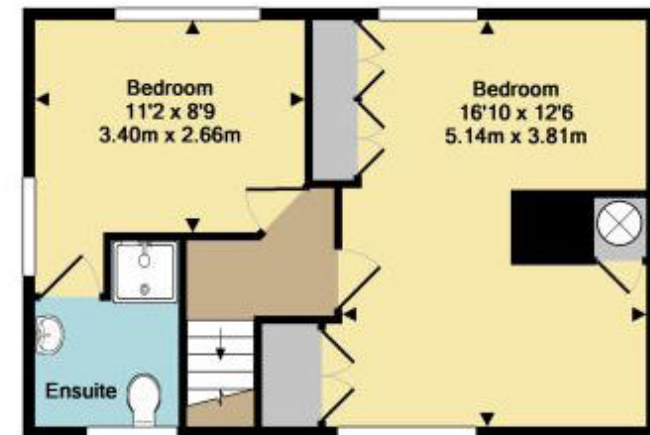
E-mail: westerham@jamesmillard.co.uk

Web Site: www.jamesmillard.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 865 SQ.FT.
(80.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1285 SQ.FT. (119.4 SQ.M.)

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings.
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