

Ibbett Mosely

Squerryes Mede, Westerham, TN16 1SW


CLUEDO

A rare opportunity to purchase a charming detached four bedroom home within a few minutes walk of Westerham Town Centre.

Built by Berkeley Homes in 1997 the property is offered for sale with no onward chain.

- Bedroom One with en suite Shower Room
- Three Further Bedrooms. One as optional Study
- Bathroom
- Lounge
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Cloakroom
- Gas Central Heating, Double Glazing and Alarm System.
- Single Garage, Parking Space for Two Additional Vehicles and Garden





PRICE

Offers In Excess Of £650,000 Freehold

LOCATION

Set in a tucked away cul-de-sac, the property lies only a few minutes from Westerham's thriving town centre, with its independent shops, two supermarkets and excellent range of cafes, bars, restaurants and pubs. A library and medical centre further enhance the town's amenities.

The Green is an attraction with its statues of Sir Winston Churchill and General James Wolfe, both former residents of the town. Historic National Trust properties nearby include Quebec House and Chartwell.

The Churchill Primary School is a short walk from the property, complemented by a wide selection of state and private schools in nearby towns and villages, such as Hazelwood, Woldingham School, Sevenoaks School and the Kent grammar schools.

Local sporting options include tennis, cycling, and the King George Playing Fields, with golf available at Westerham, Tandridge, Limpsfield Chart and Park Wood clubs.

Regular buses run to Oxted and Sevenoaks for wider shopping, leisure facilities and fast rail links to both London Victoria and London Bridge. The M25 at junctions 5 and 6 provides easy access to Gatwick, Heathrow and the south coast.

DESCRIPTION

Built by Berkeley Homes in 1997 with brick and tile hung elevations under a tiled roof, this delightful detached home is offered for sale chain free.

Located in a tucked away position in a cul-de-sac it is just a few minutes walk of the historic town centre within an Area of Outstanding Natural Beauty.

The spacious accommodation could be improved if required by considering the inclusion (Subject to consents) of the garage into the existing kitchen/breakfast room.

GROUND FLOOR







PORCH
A covered porch with front door to the entrance hall.

ENTRANCE HALL
With radiator, alarm control panel, and understairs storage cupboard. Door to the garage.

CLOAKROOM
With WC, and hand basin. Radiator and part tiled walls.

LOUNGE
With radiator, decorative fireplace surround, double glazed window and door to the conservatory.

DINING ROOM
With radiator, double glazed window and door to the conservatory.

CONSERVATORY
With radiators, double glazed windows and double doors to the garden.

KITCHEN/BREAKFAST ROOM
Fitted with base and wall units and built-in appliances including a hob and oven. There is plumbing for a washing machine and dishwasher and space for a fridge freezer. A cupboard houses the Vaillant gas boiler. Part tiled walls, radiator, double aspect double glazed windows and an area for table and chairs.

FIRST FLOOR

LANDING
With hatch to the attic, which is boarded and has lighting, and an airing/linen cupboard providing additional storage.

BEDROOM ONE
A well-proportioned room with radiator, double glazed windows and two built in double wardrobe cupboards.

EN-SUITE SHOWER ROOM
With walk-in shower, WC and hand basin. Radiator, extractor fan, part tiled walls and double glazed window.













BEDROOM TWO
With radiator and double glazed window.

BEDROOM THREE
With radiator and double glazed window.

BEDROOM FOUR
With radiator and double glazed window, currently used as a study.

BATHROOM
With enclosed bath with a separate shower over, WC.and hand basin. Radiator, double glazed window, part tiled walls, shaver socket and extractor fan.

OUTSIDE

GARAGE
An integral single garage with up-and-over door, door to the entrance hall, light, power and SolaX Power controls for the solar panels.

Subject to necessary consents, the garage offers potential to be incorporated into the accommodation to form a large kitchen/breakfast/family room.

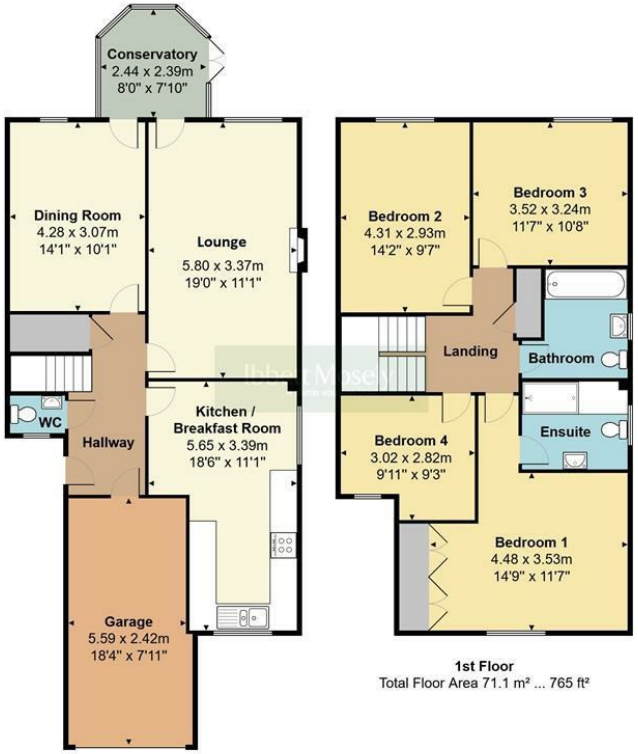
THE GARDEN
Side gated access to the back garden, which is mainly laid to a lawn with small patio and garden shed.

SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage.
There are fully owned solar panels on the roof which are registered under the Feed-in-Tariff (FIT) scheme to receive payment for electricity generated and exported.
Sevenoaks District Council - Band "G".

ROUTE TO VIEW
Leave Westerham on the A25 towards Oxted, pass the Croydon Road, Stratton Terrace and New Street on the right, Squerryes Mede is the next road on the right.

Squerryes Mead, Westerham, TN16

Total Floor Area: 153.2 m² ... 1650 ft²



1st Floor
Total Floor Area 71.1 m² ... 765 ft²

Ground Floor
Total Floor Area 82.2 m² ... 885 ft²

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

Ibbett Mosely

Westerham 01959 563265

EPC Rating- C

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