

Ibbett Mosely

Main Road, Westerham, TN16 2HW



An Impressive period farmhouse (Not listed) offered for sale with the benefit of no onward chain.
Recently refurbished the property offers bright and spacious accommodation with many original features including a large inglenook fireplace and a wealth of exposed timbers.
The formal garden allows access to two paddocks which in total extend to about ten acres.

- Five Bedrooms (One Ground Floor)
- Three Bath/Shower Rooms (Two En-Suite)
- Two Reception Rooms - one with Impressive Inglenook Fireplace
- Kitchen and Utility Room
- Cellar
- Gas Central Heating
- Outbuilding with Two Stores and Cloakroom
- Ample Parking
- Garden & Grounds Extending to about Ten Acres



PRICE
Price Freehold £1,000,000

LOCATION
The property is situated to the north of Westerham where you will find a selection of individual shops as well as a great selection of cafe's, restaurants, bars and pubs, the town is famous for it's connections to Sir Winston Churchill and General James Wolfe.
There are state and private schools for all ages in the surrounding villages and towns as well as sporting and recreational facilities including several golf courses.
Biggin Hill is to the north and has a Waitrose and Tesco express as well as a library and swimming pool.
Other nearby towns include Oxted (5 Miles) and Sevenoaks (8 Miles) both with a wider choice of shops and stations serving London.

The M25 can be accessed from junctions 4, 5 or 6.

SUMMARY OF THE ACCOMMODATION

GROUND FLOOR
Enclosed entrance porch to Entrance Hall.
Double Aspect Reception Room: with Inglenook fireplace with wood burning stove. Fitted dresser unit and door to cellar.
Second Reception Room: with fireplace (Flue sealed).
Kitchen: Fitted with a range of base and wall units, inset Butlers sink, recess with Beko range oven, laminate wood effect flooring and doors to the garden and to the utility room.
Utility Room: With plumbing, wall units and gas boiler.
Ground Floor Bedroom: With En-Suite Shower Room.





FIRST FLOOR

Landing:
Bedroom One with built in storage cupboards and En-Suite Bathroom.
Three Further Bedrooms.
Bathroom.

OUTSIDE

Approached over a gravelled driveway (Over which there is a right of way to a neighbouring property). The driveway provides parking for several vehicles.
Detached Outbuilding: Divided into two areas and ideal as a home office or gym with cloakroom.

THE GARDEN AND GROUNDS

The formal garden is to the rear of the house and includes lawns and a number of specimen trees.
A five bar gate form the garden leads to two fields (We understand that part of this area is unfenced).
In all, the grounds extend to about ten acres.

SERVICES

Mains gas, water, electricity and drainage.

COUNCIL TAX

Bromley Borough Council - Band "G"

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of "D"

DIRECTIONS

















From Westerham take the A233 London Road towards Biggin Hill and Bromley.
Leave the town, go over the motorway and continue up Westerham Hill, pass Westerham Heights Nursery and Tatsfield Lane on the left.
The property is then the first drive on the left after passing the Baptist Church.

The Old Farmhouse, Main Road, Westerham



Lower Ground Floor
Approximate Floor Area
152.73 sq ft
(14.19 sq m)

Ground Floor
Approximate Floor Area
1282.30 sq ft
(119.13 sq m)

First Floor
Approximate Floor Area
995.87 sq ft
(92.52 sq m)

Outbuilding
Approximate Floor Area
344.66 sq ft
(32.02 sq m)

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Approximate Gross Internal Area (Excluding Outbuilding) = 225.84 sq m / 2430.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

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EPC Rating- D

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