



3 Berrys Cottages Lodge Lane, Westerham, Kent, TN16 1RJ
PCM £1,200 PCM



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An enchanting Grade II Listed character cottage lovingly and tastefully refurbished to a high specification. Enviably situated in a central yet tucked away location in the Conservation Area.

- Two Bedrooms
- Ground Floor Bathroom
- Gas Central Heating
- Two Receptions
- Period Features
- Neutral Decor
- Kitchen
- Secluded Garden

Berrys Cottage is a magical property, retaining its period charm and features such as fireplaces, beams and original floorboards. It offers the best of both worlds having been refurbished and decorated to an excellent standard. Two receptions, two good sized bedrooms, well-appointed kitchen and bathroom. The rear garden is very pretty and secluded and the location is of particular note being both heart of village and yet tucked away down a quiet lane.

Steps up to wood front door with leaded light wind

Living Room 12'8 x 10'7

A wonderful room with exposed brick and timbering to some walls, wooden floors, beamed ceiling, brick open fireplace, step up and open timber framing to:

Dining Room 13'3 x 10'6

Another lovely area with wooden floors and timbered ceiling. Understairs study area. Doors to bathroom and kitchen. Open timbered staircase to first floor.

Kitchen 8'10 x 8'3

Attractively decorated and well-equipped with lovely outlook at rear onto the garden. Cream painted wall and floor units and wooden worksurfaces, a range of shelving and plate racks creating a 'contemporary country' kitchen look. Neutral floor and wall tiling and original terracotta tiles to one wall. Electric oven and hob and appliances.

Bathroom

Comprising white suite of enclosed panelled bath with shower over, basin and WC. White tiles to floor and walls with black inserts. Obscured window to rear.

Small landing with hatch to loft space, beige carp

Bedroom 1 11'3 x 10'8

A light and airy room, neutrally decorated and with painted floorboards. Ledge and brace door, cottage window to front, charming exposed brick decorative fireplace.



Bedroom 2 10'8 x 10'8

Another light and attractive room with painted floorboards and neutral décor. Window to rear overlooking garden.

Outside

The rear garden is absolutely lovely, being secluded and private. Adjacent to the cottage is a raised brick and stone patio area. The remainder of the garden is mainly laid to lawn with some border and shrub planting. To the end of the garden are two timber sheds, one with light and power. There is also a third storage area.

Please note there is a right of access at the back



EPC Rating-

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