



Ibbett Mosely

Green Leas London Road, Westerham,
Kent, TN16 2DL



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THIS IS A FABULOUS COUNTRY PROPERTY NESTLING IN THE LEA OF THE DOWNS AND WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE AND TO NEARBY WESTERHAM. OF PARTICULAR NOTE IS THE BEDROOM ACCOMMODATION - TWO VERY GENEROUS ROOMS UPSTAIRS AND WITH TWO DOWNSTAIRS (ONE USED AS A STUDY). THE DRAWING ROOM IS IMPRESSIVE AND MOST ATTRACTIVE - WITH A GLAZED TIMBER BUILT EXTENSION OFFERING RURAL VIEWS AND FEATURE FIREPLACE. A SUPERB FAMILY HOME.



- FOUR BEDROOMS (TWO GROUND FLOOR, TWO FIRST FLOOR)
- ATTRACTIVE DRAWING ROOM WITH GLAZED EXTENSION
- OUTBUILDINGS
- ATTRACTIVE GARDEN
- OIL FIRED CENTRAL HEATING
- UNFURNISHED

A charming detached country home offering spacious and flexible accommodation. Private grounds of over half an acre with views of the surrounding open countryside.

GROUND FLOOR

ENTRANCE PORCH

on oak pillars with oak front door with leaded light glazed side panels, opening to:

ENTRANCE HALL

with terracotta tiled floor, staircase rising to first floor with cupboard under, radiator, two wall light points, coats cupboard.

WET ROOM

with Aqualisa shower spray, wash hadn basin, W.C., tiled floor and drain, radiator, wall light points, mirror fronted built-in cabinet.

DRAWING ROOM

superb room with double glazed oak framed windows and full height glazed panels, double

glazed French doors to garden, wall light points, brick fireplace with stone hearth and oak mantel, decorative oak covering and part oak joists and panelling to extension, radiators.

DINING ROOM

currently used as an additional Sitting Room with stone fireplace and hearth, radiators, wall light points, sliding patio doors to garden.

KITCHEN/BREAKFAST ROOM

with work surface and oak door fronts incorporating 1 3/4 stainless steel sink and drainer, mixer tap and purified water supply set in L-shaped working surface to two walls, range of cupboards, drawers and space for appliances, double wall cupboard, further working surface with four ring ceramic hob, cupboards and drawers beneath, housing with Neff stainless steel double oven, drawer and saucepan drawer and cupboard over, wall cupboards and cooker hood, radiator, ceramic tiled floor, part tiled and part timber panelled painted walls, stable door to:



UTILITY ROOM

Oil fired boiler, plumbing for washing machine, wall cupboards, glass fronted cabinets, oak and glazed stable door to garden.

BEDROOM 3

with built-in wardrobe, radiator, decorative oak coving.

STUDY OR BEDROOM 4

with woodblock flooring, decorative oak coving, built-in wardrobes, radiators, wall light points, sliding patio doors to terrace.

FIRST FLOOR

LANDING

with wall light points, radiator, airing cupboard with hot tank and shelving.

MASTER SUITE

BEDROOM

Double fitted wardrobe, radiator, wall light points, door to:

DRESSING ROOM

with range of mirror fronted wardrobes to one wall, radiator, shelved storage cupboard, hatch to loft space with extending ladder and light.

BATHROOM

step up to Whirlpool style bath with mixer tap and hand shower attachment, wash hand basin, W.C., bidet, shower cubicle, tiled walls, heated towel rail.

BEDROOM 2

with radiator and eaves cupboard.

SHOWER/CLOAKROOM

with shower tray, wash hand basin, W.C., tiled walls, radiator, extractor fan, down-lighters.

OUTSIDE

Paved area to the front extending to the side with patio and raised planter. The main garden lies to the west of the property with extensive lawn, stone and flint walls with brick pillars and pediments, willow tree, evergreens and step down to an Italian style sunken garden with paved sections, rockeries with selection of spring bulbs, shrubs and trees, pond with water course that continues to the south boundary, further kidney shaped pond. Further garden to the south side of the property with fruit trees, border, dove cote and hedge to the boundary. Small section of lawn to the eastern side with evergreen trees. In all the total plot extends to approx. half an acre.

The DOUBLE GARAGE is within a stone, flint, and brick period barn with twin up and over doors, one electrically operated. There is light, power, telephone and storage in the roof area. At the end of the building is a secured dog kennel. ~Fuel bunkers and oil storage tank at the rear of the garage. Further garden shed, flood and spot light to the building, hot and cold external taps.



EPC Rating- E

AGENCY FEE

Referencing and administration fees apply unless otherwise stated and are non-refundable. Ibbett Mosely charge prospective tenants £144 per person inc. VAT for referencing. There is also an administration charge of £216 inc. VAT for the tenancy agreement plus the cost of the professional inventory which is dependent on property size.

These fees are only payable once an application is made to rent a property. Monies due before the tenancy commences include a deposit equivalent to either one and half or two months rent plus rent due until the next rent payment date.

The logo for Ibbett Mosely, featuring the company name in a white serif font on a dark green rectangular background.

Westerham 01959 563265

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www.ibbettmosely.co.uk

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