



Ibbett Mosely

Westbury Terrace, Westerham, TN16 1RP



A spacious semi-detached Victorian family residence understood to have once been the family home to Sir Winston Churchill's Principal Chauffeur, "Joe" Jenner.

Located in an excellent position a very short walk of the shops and town centre the property offers potential for extension subject to necessary consents

Price Freehold £795,000

LOCATION

Westerham Town Centre is within a couple of hundred yards and comprises a number of specialist shops as well as two small supermarkets, there are numerous cafe's, restaurant and bars which cater for most needs. There is a small library, medical center and Churchill Primary School is also within walking distance.

There are other state and private schools in the nearby villages and towns as well as sporting and recreational facilities on the King George Playing Fields and nearby Westerham Golf Club.

Bus connections from the town to Oxted and Sevenoaks both with a wider choice of shops and stations to London. M25 access from junctions 5 or 6.

GROUND FLOOR

A side entrance door under a canopy opens to the entrance hall.

- Four Bedrooms
- Bathroom and Ground Floor Shower/Cloakroom
- Two Reception Rooms
- Breakfast Room
- Kitchen
- Gas Central Heating
- Mainly Double Glazed
- Garage and Driveway Parking
- Large Garden

ENTRANCE HALL

With stairs to the first floor, original, coloured quarry tiled flooring. Doors to the dining room and sitting room.

DINING ROOM

To the front of the house with two radiators, double glazed bay window to the front and double glazed window to the side. Fireplace with fitted coal effect gas fire and glazed book/display cases either side.

LIVING ROOM

With radiator, recess in chimney breast with fitted gas fire, cupboard under the stairs, double glazed window and door to the breakfast room.

BREAKFAST ROOM

With radiator, window to the rear, decorative timber surround to a fireplace with original quarry tiled hearth. door to the shower room and entrance to the kitchen.

SHOWER ROOM

With a double shower cubicle, w.c. and





wash basin. Heated towel rail incorporating a radiator, extractor fan, part tiled walls and oak flooring.

KITCHEN

Fitted with a range of base and wall units, two and a half bowl stainless steel sink unit with mixer tap and separate filtered water tap, waste disposal unit with mineral and chemical water filtration system under. Radiator, extractor hood, housing for fridge/freezer and dishwasher. Windows to the side and rear, part glazed door to the terrace and garden. Quarry tiled flooring.

FIRST FLOOR

LANDING

With radiator and wall light points.

BEDROOM ONE

With radiator, original Victorian tiled fireplace, double glazed bay window to the front and window to the side. Built in wardrobe and cupboards.

BEDROOM TWO

With radiator, double glazed window to the side, original Victorian tiled fireplace with shelves to one side, wardrobe cupboard with drawer unit.

BEDROOM THREE

With radiator and window to the rear.

BATHROOM

With enclosed bath with a mixer tap and hand spray, w.c., bidet and hand basin. Heated towel rail incorporating a radiator, part tiled walls, linen cupboard, plumbing for a washing machine, oak flooring and chrome ladder style towel rail.

SECOND FLOOR





SMALL LANDING

With door to bedroom four.

BEDROOM FOUR

With two radiators, two double glazed Velux windows, double glazed dormer windows to the side, oak laminate flooring, sloping ceilings and open to a study area.

STUDY AREA

With double glazed Velux window, oak laminate flooring and sloping ceilings.

OUTSIDE

GARAGE AND PARKING

A Block paved driveway with parking for two cars leads to the GARAGE/WORKSHOP with up and over door, double glazed side door to the garden, combination gas boiler, light and power.

THE GARDEN

Mainly to the rear of the house and extending to about 150 ft in length. Immediately to the back of the house is a good size paved terrace with raised flower bed and two water features. A screen from the terrace leads to a tranquil, well stocked garden with lawns, flowering trees and shrubs, a large cedar shed and water butt.

SERVICES

Mains gas, water, electricity and drainage are connected.

COUNCIL TAX

The property is located in the Sevenoaks district and is in council tax band D

DIRECTIONS

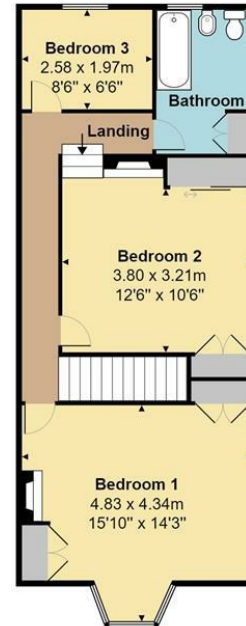
Leave Westerham on the A25 towards Oxted, pass the Croydon Road and Stratton Terrace on your right and then take the next right into New Street, follow the road to the left into Westbury Terrace, the house will be on the right

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Total Floor Area: 164.4 m² ... 1770 ft²



Ground Floor
Total Floor Area 77.9 m² ... 838 ft²



1st Floor
Total Floor Area 56.3 m² ... 606 ft²



2nd Floor
Total Floor Area 30.2 m² ... 325 ft²

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

Ibbett Mosely

Westerham 01959 563265

EPC Rating- D

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