



Ibbett Mosely

Grays Road, Westerham, TN16 2JB



Ibbett Mosely

A rare opportunity to purchase a delightful detached family home located in a beautiful semi-rural location in the Green Belt and an Area of Outstanding Natural Beauty this delightful detached country home comes highly recommended.

The spacious four bedroom accommodation is arranged over one floor with a very useful loft room, there are double glazed windows and oil central heating and the property is located within glorious gardens which extend in total to about two acres.

PRICE

Price freehold £1,250,000

LOCATION

Grays Road is accessible to Westerham and Sevenoaks, both towns offer a selection of shops and amenities including cafe's, bars and restaurants.

There are schools for all ages in the area including primary schools in Tatsfield., Knockholt, Westerham and Brasted & Sundridge, with other state and private schools for all ages in the nearby villages and towns.

The whole area is surround by the beautiful Kent countryside with numerous historic National Trust and other historic houses which are open to the public, these include Chartwell House, Hever castle and Knole. There are sporting and recreational facilities in the area including many golf courses and leisure centres with swimming pools.

Stations to London from Knockholt, Sevenoaks, and Oxted. M25 access from junctions 4 and 5.

- Bedroom One with En-Suite Shower Room
- Three Further Bedrooms and Spacious Multi Purpose Family Area
- Bedroom Four/Home Office
- Bathroom
- Lounge
- Large Dining/Garden Room
- Fitted Kitchen/Breakfast Room
- Utility Room
- Double Garage and Ample Parking
- Garden Extending to about Two Acres

GROUND FLOOR

ENTRANCE PORCH

With front door to the entrance hall.

ENTRANCE HALL

With radiator, part panelled walls and cloak cupboard.

LOUNGE

A triple aspect room with radiators, timbered ceiling and feature stone surround and hearth to a fireplace with fitted log burring stove

DINING/GARDEN ROOM

A lovely room adjoining the kitchen providing ample space for dining and living. There are radiators, double glazed windows and doors overlooking and opening to the terrace and garden. Vaulted timbered and glazed ceiling.

KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of base and wall units, twin stainless steel sinks,





Built in appliances include electric hob in brick surround with beam over and fitted drawers under, twin ovens and full height fridge and freezer's. Space for table and chairs and boiler cupboard with oil boiler for central heating and hot water. Door to the utility room.

UTILITY ROOM

Fitted with a range of base and wall units, plumbing for washing machine and dishwasher, and doors to the terrace, garden and pond.

BEDROOM ONE

A double aspect double glazed room with radiator and fitted bedroom furniture.

EN-SUITE SHOWER ROOM

With walk in shower cubicle, w.c. and twin hand basins. Two ladder style towel rails, double glazed window and skylight, part tiled walls and tiled flooring.

BEDROOM TWO

With radiator, double glazed windows and fitted bedroom furniture.

BEDROOM THREE

With radiator, double glazed window and wardrobe cupboard.

BEDROOM FOUR/HOME OFFICE

With radiator, double glazed window and shallow shelved cupboards.

BATHROOM

With enclosed bath, shower cubicle, w.c. and hand basin with cupboards under. Two ladder style towel rails, Tiled and mirrored walls, tiled flooring and medicine cabinet.

ABOVE



Ibbett Mosely

Ibbett Mosely

Ibbett Mosely



SPACIOUS MULTIPURPOSE FAMILY AREA

A large useful, area approached by steps from the hall with skylight windows and sloping ceilings.

OUTSIDE

DOUBLE GARAGE

With electric up and over door, light, power and doors to the garden.

GARDEN AND GROUNDS

The garden and grounds provide a perfect setting for the property with sweeping lawns, a large pond, a terrace and a variety of flowering trees and shrubs. In all the garden extends to about two acres.

There is a large garden storage shed and ample parking space.



SERVICES AND COUNCIL TAX

Mains water, electricity and drainage.
Bromley Council - Band "G"

NOTE

The field beyond the garden may be available to rent by separate negotiation.

DIRECTIONS

Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. Continue up Westerham Hill and at the top of the hill turn right into Grays Road. Continue down Grays Road for about a mile, pass Bombers Lane on the left, the property will then be the first property after Bombers Lane and is on the right,





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



Westerham 01959 563265

EPC Rating- D

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
 TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property. ver 3.0

...a name you can trust
 offices in Kent and London