



Ibbett Mosely

Croft Road, Westerham, Kent, TN16 1RY



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A beautifully appointed detached five bedroom family home extending to over 2,400 sq ft of versatile accommodation arranged over three floors, the property was built in 2019 by Fernham Homes and has the balance of a ten year new build warranty.

Close to open Green Belt countryside yet easily accessible to Westerham town centre the property has views to the front to Westerham Hill.

**PRICE FREEHOLD £975,000**

## LOCATION

Located under a mile to the town centre with it's selection of independent shops and facilities as well as a library and medical centre. The Churchill Primary School is also within walking distance as is the King George recreation ground.

The area is surrounded by open countryside where there are a number of historic houses open to the public including Chartwell House and Hever Castle.

There are other state and private schools in the surrounding villages and towns as well as sporting and recreational facilities including Westerham Golf Club.

Bus services connect to Oxted and Sevenoaks both with a wider choice of shops and main line stations to London.

M25 access from junctions 5 or 6 for Gatwick and Heathrow Airports, the Dartford River Crossing, Bluewater Shopping Centre, the South Coast and the Channel Tunnel.

## GROUND FLOOR

### RECESSED ENTRANCE PORCH

With front door to the entrance hall.

- Bedroom One with Dressing Area and En-Suite Shower Room
- Guest Bedroom with En-Suite Shower Room
- Three Further Bedrooms and Two Further Bathrooms
- 27 ft Reception Room with Part Vaulted Ceiling
- Dining Room/Bedroom Five
- Fitted Kitchen/Breakfast Room with Bosch Appliances
- Gym/Cinema \* Utility Room
- Gas Central Heating and Double Glazing
- Garage with Store Room \* Driveway Parking
- Landscaped Garden

## ENTRANCE HALL

With radiator and cloak/store cupboard under the stairs.

## GUEST BEDROOM

With radiator, double glazed window and door to the garage.

## En-SUITE SHOWER ROOM

With walk in shower cubicle, WC and hand basin with cupboard under. Chrome ladder style towel rail, part tiled walls, fitted wall mirror and extractor fan.

## GYM/CINEMA ROOM

With recessed ceiling lights.

## FIRST FLOOR

## LANDING

## RECEPTION ROOM

A beautiful room with views to the front to Westerham Hill, part vaulted ceiling with double glazed windows, double glazed double doors to balcony, underfloor heating and recessed ceiling lights.





## KITCHEN/BREAKFAST ROOM

Comprehensively fitted with a range of base and wall units. Built in Bosch appliances including hob, double oven, extractor and dishwasher. One and a half stainless steel bowls in work surface, fridge /freezer, wine fridge, double glazed window, underfloor heating, bi-fold double glazed doors to the terrace and garden. Space for table and chairs.

## UTILITY ROOM

Work surface with inset stainless steel bowl, plumbing for a washing machine, extractor fan and double glazed window.

## DINING ROOM/BEDROOM FIVE

With part panelled walls, double glazed window and underfloor heating.

## BATHROOM

With enclosed bath with a separate shower over, WC and hand basin with cupboard under. Chrome ladder style towel rail, part tiled walls, fitted wall mirror, shaver socket and extractor fan.

## SECOND FLOOR

### LANDING

### BEDROOM ONE

With radiator, double glazed window and double doors to Juliette balcony. Part panelled walls. DRESSING AREA: with clothes hanging rails either side.

### EN-SUITE SHOWER ROOM

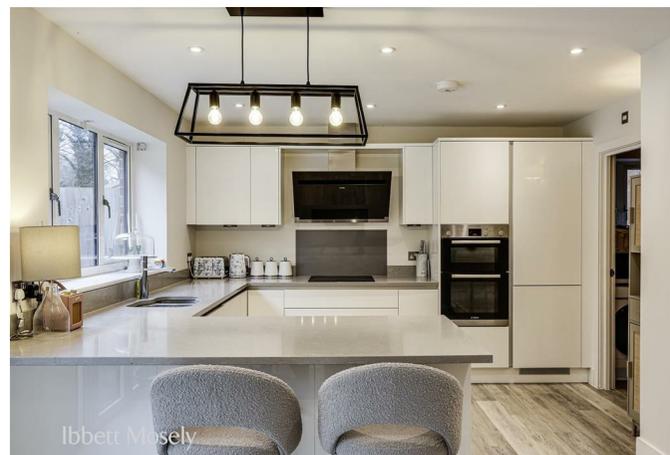
With walk in shower cubicle, WC and hand basin with drawer under. Part tiled wall, fitted wall mirror, shaver socket, extractor fan, and double glazed window.

### BEDROOM THREE

With radiator and double glazed window.

### BEDROOM FOUR

With radiator and double glazed Velux window.





## NOTE

The wall between bedrooms three and four has been removed but could be reinstated if required.

## BATHROOM

With enclosed bath with a separate shower over, WC and hand basin with drawer under. Part tiled wall, fitted wall mirror, shaver socket, extractor fan and double glazed Velux window.

## OUTSIDE

### GARAGE

With electric car charging point, electric up and over door, light and power. Wall mounted gas boiler for central heating and hot water.

There is a very useful store room at the back of the garage.

Parking for two vehicles to the front of the house.

### GARDEN

The garden is on the south side of the house, has been landscaped and includes a terrace, lawn and some shrubs.

### SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.

Sevenoaks District Council - Band "G"

### ROUTE TO VIEW

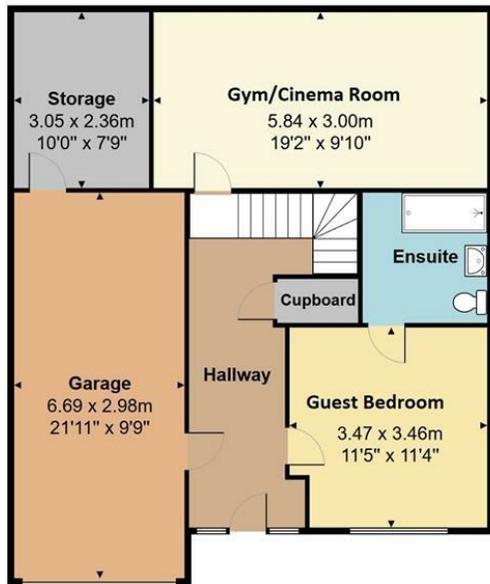
Leave Westerham on the B2024 Croydon Road, pass Bartlett Road, Delagarde Road and Westways on the left and then take the next left into Farley Lane.

Turn first left into Croft Road when the property will be on the right.



Croft Road, Westerham, TN16

Total Floor Area: 218.9 m<sup>2</sup> ... 2356 ft<sup>2</sup> (excluding balcony)



Ground Floor  
Total Floor Area 76.6 m<sup>2</sup> ... 825 ft<sup>2</sup>



1st Floor  
Total Floor Area 77.9 m<sup>2</sup> ... 838 ft<sup>2</sup>



2nd Floor  
Total Floor Area 64.3 m<sup>2</sup> ... 692 ft<sup>2</sup>

Measurements are approximate, not to scale and for illustrative purposes only.  
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Ibbett Mosely

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EPC Rating- B

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