



GUIDE PRICE: £345,000 FREEHOLD

This attractive detached cottage once served as one of Westerham's several bakeries, with the upstairs bedroom retaining charming features pertaining to its past use as a flour store. Neatly presented and improved significantly in recent years by the current owners - whom have added double glazing to include a conservatory style porch - the property offers interchangeable reception/bedroom accommodation, to include a generously sized shower room and well-appointed farmhouse style kitchen.

- Character Features
 - 1 - 2 Bedrooms
- Within A Few Minutes Walk Of The High Street
 - Quiet Secluded Location
- Parking For One Car • Small External Garden Space
 - Neatly Presented & Well Maintained
 - Double Glazing Throughout
 - Gas Fire Central Heating
- Convenient For High Street • Chain Free



VIEWING

Strictly by appointment only via James Millard Estate Agents
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Wellers Close Westerham, Kent TN16 1SN

The property offers scope for enlargement (subject to the usual permissions) and it is notable that planning consent (now lapsed) was granted in 2005 for a two-storey side extension.

To the front of the property is a small courtyard garden with adjacent private parking area where it would be easy to install an electric car-charging point.

AGENTS' NOTE: The cottage presently has consent to be used for both residential and commercial purposes, the latter being as a therapy practice. This permission is however pertinent to the current owner and any buyer interested in similar use would need to speak with Sevenoaks District Council to establish whether consent could be transferred/re-granted.

POINTS OF NOTE

- Conservatory style entrance porch with tiled floor
- Dual aspect reception/sitting room with door to adjacent:
 - Kitchen with an array of fitted base/wall units in a striking painted finish with inset stainless steel sink/mixer tap, four ring electric ceramic hob, integrated fan oven, part-tiled walls and inset ceiling spots
 - Additional bedroom/reception with painted exposed brickwork, wall-mounted gas fired combi-boiler and hatched access to a useful boarded loft space with light. Door to a rear lobby, offering access to:
 - Shower room with corner cubicle, WC and hand basin. Tiled floor and part-tiled walls
 - Characterful dual aspect bedroom to the first floor extending to 24ft in length, with part-sloping eaves
 - Directly to the front of the cottage is a parking space and small paved patio, with further side 'garden' area (with storage shed). Useful external lighting

LOCATION

The historic town of Westerham is located in the valley of the River Darent in a central position between the larger towns of Sevenoaks and Oxted. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafés, pubs and restaurants. The town is surrounded by some of the finest countryside in Kent. Two of Westerham's most notable residents were Sir Winston Churchill and General James Wolfe both of whom had homes in the town, now open to the public.

SERVICES

Mains: electricity, water, gas and drainage

OUTGOINGS

Sevenoaks District Council - Tel No. 01732 227000
Council Tax Band C - £1,684.38 (2019/20)
EPC: E

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