



GUIDE PRICE

£450,000

Mill Street

Westerham, TN16 1TH

PROPERTY SUMMARY

This charming Grade II listed semi-detached cottage on Mill Street offers a delightful blend of character and modern convenience. Spanning approximately 925 square feet, the property features two well-proportioned bedrooms and a comfortable reception room, fitted kitchen and a unique mezzanine galleried study or additional bedroom area, as well as a secluded courtyard garden. The cottage is situated in a private road, close to the vibrant town centre of Westerham. The current owners appreciate the ease of access to local amenities, as well as the stunning open countryside that surrounds the area. For those who enjoy the outdoors, there are delightful walks along the River Darent, allowing you to immerse yourself in the natural beauty of Kent.

With the added benefit of gas central heating and ample parking, this cottage is an ideal choice for those seeking a characterful home in a sought-after location. This property truly encapsulates the charm of English cottage living.

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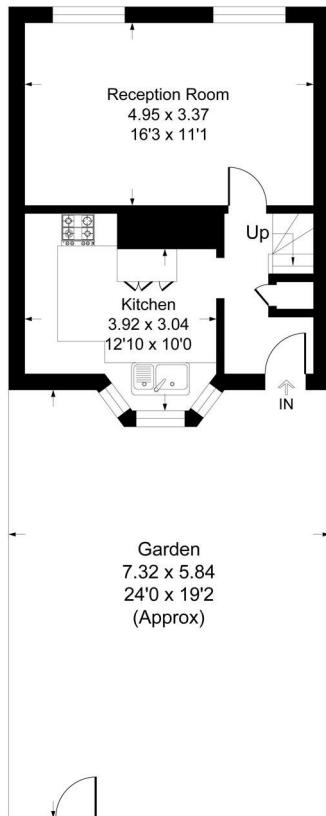
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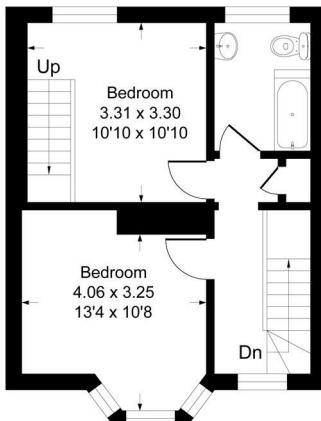


Grosvenor House Cottage, Mill Street, TN16

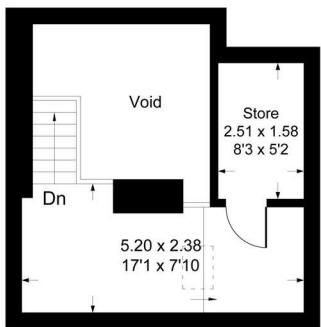
Approximate Gross Internal Area 85.9 sq m / 925 sq ft



Ground Floor



First Floor



Mezzanine

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

LOCAL AUTHORITY

Sevenoaks

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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