



# A charming home enjoying a rural setting

**Hosey Hill, Westerham, Kent, TN16**

£2,250 pcm plus fees apply, Unfurnished  
Available from 16/01/2021





- Beautifully presented family home • Charming and characterful • Exposed beams throughout • Countryside views
- Oxted and Sevenoaks approx. 7 miles

#### About this property

Occupying a secluded setting this impressive detached home enjoys charm and character throughout and a rural outlook.

Opening into the entrance hall, the living room boasts a feature fireplace, exposed beams overhead and an outlook to the side of the property.

The spacious kitchen is fitted with shaker style units upper and lower units with plate rack and a selection of appliances and also benefits from being open to the dining room. Stone flooring flows throughout with 2 sets of large double doors opening onto the rear and side gardens.

The ground floor also provides a guest cloak room and stairs leading to the first floor.

Upstairs there are three bedrooms, all double in size and featuring exposed beams overhead and chandelier lighting. One of these rooms benefits from an en suite shower room. There is also a well-appointed family bathroom.

Approached by a gravel driveway providing off street parking, the property façade is offset by mature shrubs and borders. To the rear is generous garden, mainly laid to lawn and bordered with mature shrubs and trees and enjoying far reaching countryside views.

#### Furnishing

Unfurnished

#### Local Authority

Sevenoaks District Council  
Council Tax Band = Council Tax

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.  
Telephone: +44 (0) 1732 789 760.







### Local Information

This property is located approximately 1 mile from the centre of the sought after historic town of Westerham with its pretty village green, period properties, good range of shopping facilities, antique shops and excellent restaurants. The property is accessible to many footpaths over the adjoining woodland and countryside, some of which is National Trust.

Comprehensive Shopping: Oxted and Sevenoaks are equidistant being approximately 7 miles away.

Mainline rail services: Oxted to Victoria and London Bridge.  
Sevenoaks to Charing Cross/Cannon Street . [www.nationalrail.co.uk](http://www.nationalrail.co.uk).

Primary Schools: Westerham, Brasted and Limpsfield.  
State Schools: Oxted. Judd Boys Grammar and Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Wildernesse Boys School in Sevenoaks and Sevenoaks Girls School.  
Private Schools: Public Schools in Sevenoaks and Tonbridge. Hazlewood preparatory school in Limpsfield Chart. Radnor House School in Sundridge.

Leisure Facilities: Limpsfield Tennis and Squash Club, health centre and pool complex in Oxted. Public and private golf course, including Westerham, Limpsfield Chart and Tandridge Golf Club. National Trust properties including Chartwell and Emmetts.

The M25 is easily accessed at junction 5 (approximately 3 miles), which links to other motorway networks and Gatwick and Heathrow Airports.

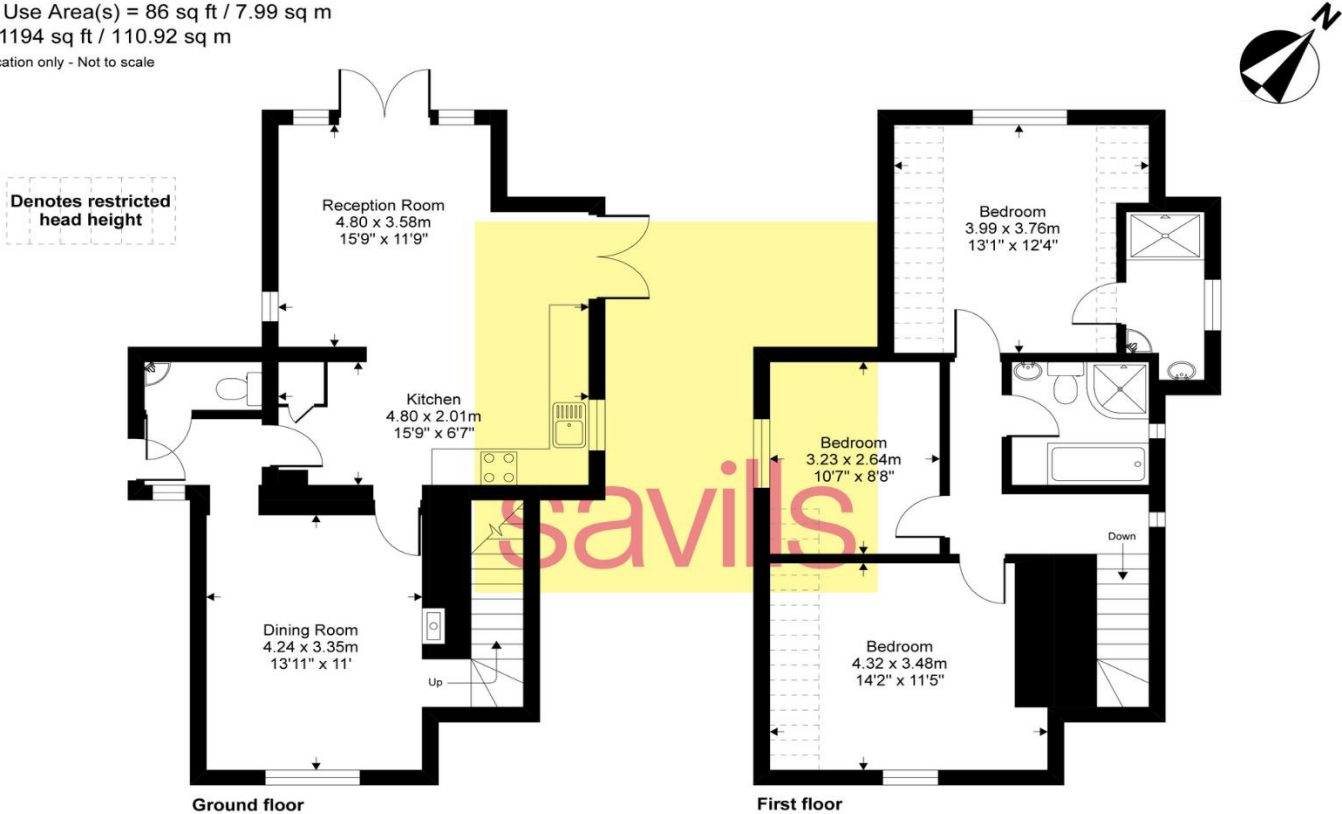


Hosey Hill, Westerham, Kent, TN16  
Gross Internal Area 1194 sq ft, 110.9 m<sup>2</sup>

Olivia Thomas  
Sevenoaks Lettings  
**+44 (0) 1732 789 760**  
othomas@savills.com

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Approximate Area = 1108 sq ft / 102.93 sq m  
Limited Use Area(s) = 86 sq ft / 7.99 sq m  
Total = 1194 sq ft / 110.92 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 670506

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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