



Ibbett Mosely

Obsidian Cottage Church Street, Shoreham, TN14 7SB



## Obsidian Cottage Church Street, Shoreham, TN14 7SB

OFFERS IN EXCESS OF £450,000

This detached two bedroom house was built in 2011 and is set in the picturesque village of Shoreham. It features an open plan kitchen living area downstairs with two bedrooms upstairs and a family bathroom.

- NO ONWARD CHAIN
- DETACHED HOUSE
- WALKING DISTANCE TO STATION
- UPSTAIRS BATHROOM
- COURTYARD GARDEN
- 2 BEDROOMS
- OPEN PLAN KITCHEN
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND E

A WONDERFULLY PRESENTED 2 BEDROOM DETACHED COTTAGE IN THE HEART OF SHOREHAM VILLAGE

### DESCRIPTION

This detached house was built in 2011 and has been occupied by the same owner ever since. As you enter through the front door you are greeted with an open plan space comprising of living, dining and a kitchen area, which all benefits from underfloor heating. The living space current hosts a corner sofa with television on the wall, along with alcoves giving helpful yet stylish storage. The kitchen boasts a built in slimline dishwasher, electric oven, hob and washing machine - it also has space for an American style fridge-freezer. Downstairs space also includes a w/c fitted with

washbasin and an oil fired combi boiler. A stable door leads out from the kitchen into the low maintenance patio garden, this is a very private space with steps leading up to a seating area, it also has a useful side-access and the oil tank tucked away in the corner.

The upstairs of the property benefits from two bedrooms and a family bathroom, both rooms are very light with uniform white shutters fitted to all windows in the property. The family bathroom is tiled with large shower over bath, w/c and washbasin. The landing has a loft hatch with ladder built in, this space is perfect for anyone needing a hobby area, or to use as storage. It features a window to allow natural light and is also fitted with built in storage and it is carpeted.

## LOCATION

Located in the heart of Shoreham village this is a desirable spot with a lot to offer, you are within walking distance to Shoreham train station, the local village shop, a church, two public houses, a golf club and the Mount Vineyard which offers wine tasting and a restaurant. Shoreham train station can get you into London in approximately 40 minutes.

If you were to travel by car then other local interests include Bluewater Shopping Centre, Knole Park, Brands Hatch and Ightham Mote.

## DIRECTIONS

If heading from Shoreham Road turn into Station Road and pass the train station itself on the right, as you follow the road down you will also pass Darent Valley Golf Club on the left and continue into the village. A bend in the road adjacent to The Samuel Palmer restaurant puts you onto Church Street, with the property located on the right hand side.



# Church Street, Shoreham, Sevenoaks, TN14

Approximate Area = 753 sq ft / 70 sq m  
(excludes limited use area)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Humberts. REF: 944760

## Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- C

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

[www.ibbettmosely.co.uk](http://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