



FOR SALE

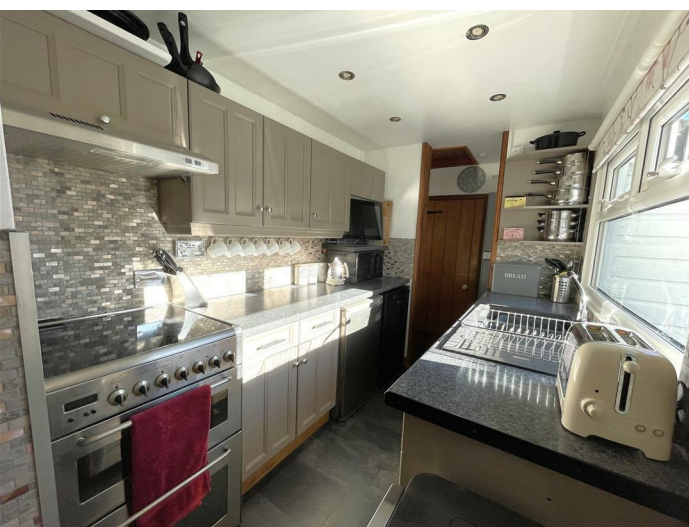
Ibbett Mosely
CHARTERED SURVEYORS AND ESTATE AGENTS

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5 Paynes Cottages London Road, Duntun Green, Sevenoaks,
TN13 2TG



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A CHARMING VICTORIAN COTTAGE FULL OF CHARACTER AND PRESENTED TO A HIGH STANDARD THROUGHOUT ON THE COUNTRY OUTSKIRTS OF DUNTON GREEN YET WITHIN EASY REACH OF AMENITIES AND COMMUTER LINKS.

PRICE RANGE £450,000 to £475,000 FREEHOLD

- Price Range £450,000 to £475,000
- Period Cottage With Country Views
- Terraced House With Shared Side Access
- Superbly Presented with Gas C/H and Double Glazing
- Gated Driveway Parking to Rear
- 3 Bedrooms
- 2 Receptions
- Large Garden with 27ft Workshop
- COMPLETE ONWARD CHAIN
- Council Tax Band D; EPC Band 'D'

* PRICE RANGE £450,000 to £475,000 * A CHARMING PERIOD COTTAGE dating from the late 1800s which has been lovingly and sympathetically updated to make the most of its original character whilst providing a comfortable and efficient contemporary home. It has accommodation over 3 floors with 3 BEDROOMS, 2 RECEPTIONS plus a kitchen and modern bathroom downstairs. It also has a large timber workshop and off-road parking for numerous vehicles to the rear of the generous garden and LOVELY RURAL VIEWS from upstairs.

Description

The current owners have loved living here for some 11 years during which they have improved it and it is now presented to a high standard with a good EPC rating. The gardens are a great feature of the house with rear access to off road parking at the end of the garden that can accommodate 2 vehicles with further parking on the rear driveway for 2 more vehicles. The property also boasts a large timber workshop close to the cottage which has many

uses and leads out into the garden.

Inside, the accommodation is arranged over three floors including the attic conversion. Although the property is terraced, it has the added bonus of a shared walkway with next door giving pedestrian access to the rear. This is occasionally used by the neighbouring cottages.

The entrance door leads into the sitting room which has an exposed brick fireplace and shelving to either alcove. The dining room to the rear also has a fireplace and enclosed stairs leading to the first floor. The galley style kitchen is to the rear and includes the cooker, it then leads to a lobby with a door to the rear and a door to the modern bathroom with a shower and screen over the bath.

On the first floor there is a landing with stairs to the second floor. There are two bedrooms, one double and one single which is currently used as a study/office. The owners currently use the second

floor bedroom as their main bedroom with its far reaching views to the rear and dormer window.

There are numerous public footpaths close by leading to Otford, Shoreham and Chipstead.

Location

The property is on the northern outskirts of Dunton Green with rural aspects to the front and rear. The village of Otford with its station and local amenities is about 2 miles distant.

It is about 1.2 miles to Dunton Green Mainline Rail Station which provides frequent fast train services (25–40 minutes depending on time of day) to London Cannon Street, London Bridge, London Waterloo and London Charing Cross. There are many local shopping facilities close by including a Tesco Superstore. Sevenoaks mainline station is 1.8 miles, where services take approximately 32 minutes to Cannon Street/London Bridge/Charing Cross.

Sevenoaks town centre has an abundance of local shops (including Waitrose and Marks & Spencer), boutiques, pubs and restaurants. The Stag Community Arts Centre offers a rich and varied calendar. Knole Park is on the eastern edge of Sevenoaks. There are excellent sporting facilities in and around the area including several golf clubs. The Sevenoaks Leisure Centre offers an excellent gym and pool and there is a selection of private health clubs.

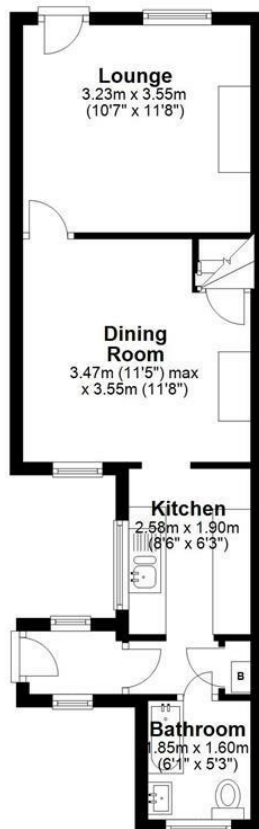
There are excellent road links with easy access to the A21 and M25 as well as routes into south London.

Directions

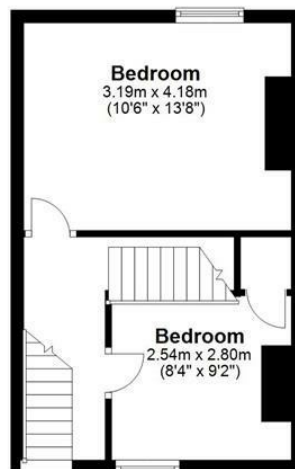
From Sevenoaks proceed west along the London Road passing Tesco on the left as you reach Dunton Green. Continue for about half a mile and turn right at the junction with The Rose & Crown pub. Continue past Donnington Manor and the property is a short distance on the right. The rear access to the off street parking is along Ivy House Lane.



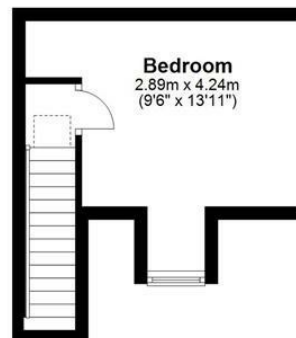
Ground Floor
Approx. 35.9 sq. metres (385.9 sq. feet)



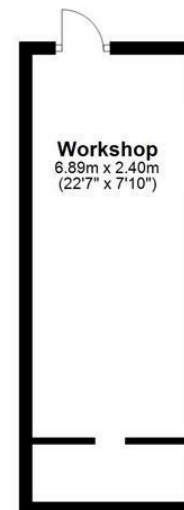
First Floor
Approx. 28.2 sq. metres (303.4 sq. feet)



Second Floor
Approx. 14.7 sq. metres (157.7 sq. feet)



Outbuilding
Approx. 16.7 sq. metres (179.8 sq. feet)



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Sevenoaks 01732 452246

EPC Rating- D

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