



Ibbett Mosely

Fenla Byre, Coombe Bank Farm Sundridge, Nr Sevenoaks, TN14
6AH



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AN IMMACULATELY PRESENTED SEMI-DETACHED HOUSE CONVERTED FROM A FARM BUILDING AROUND 25 YEARS AGO WITH A LOVELY GARDEN, PLENTY OF PARKING AND LOVELY VIEWS TO THE REAR.

**PRICE BAND £825,000 to £875,000 FREEHOLD
EPC rating D - Council Tax Band F**

- Price Range £825,000 to £875,000
- Exclusive Courtyard Setting with Panoramic Views
- 3 double Bedrooms (1 en-suite)
- Family Bathroom
- Spacious Sitting Room
- Kitchen/Dining Room
- Driveway and Car-Port
- Double Glazed & Oil Fired central heating
- Generous Part-Walled Gardens

**** Price Band £825,000 to £875,000 ****

A SUPERBLY PRESENTED semi-detached BARN CONVERSION in a courtyard setting amidst former farm dwellings and other converted farm buildings. It offers spacious 3 BEDROOM (1 en-suite) accommodation with a main reception and a well appointed kitchen/dining room. It benefits from parking and a carport. The LOVELY LARGE GARDEN has stunning views to the North Downs.

Description

We understand the property may have originally been a 'cattle shed' some 150 years ago and was converted around the year 2000. Some exposed brickwork and timbers show the character of it's origins and add to the property's charm. The property is set in a courtyard with a range of dissimilar character properties so it enjoys a lovely country setting with the added security of not being isolated and the benefit of a pleasant small private community. It sits in an area of Outstanding Natural Beauty (AONB) and has use of communal areas.

The property has a walled front garden and is

approached via a five-bar gate with a driveway providing parking. There is a separate car-port for covered parking. The rear garden is a lovely feature being mainly laid to lawn with a patio and a further driveway access and further parking. It has lovely views to the distant North Downs.

The accommodation is arranged over two floors. Downstairs the entrance hall has stairs to the first floor and a cloakroom/wc. There is a wooden floor which extends into the sitting room. this is a double aspect room with windows to the front and french doors to the rear garden. It has a feature exposed brick wall with log-effect electric fire (there is provision for a log-burning stove if required). The kitchen/dining room has a vinyl tiled floor by Karndean with a range of wall and base units, fitted appliances, work surfaces and a butler style sink.

Upstairs there is a central landing with a window to the front and an area ideal for a small study or reading area. The main bedroom has an en-suite shower room. there are two further bedrooms, with one having fitted wardrobes. there is also a family bathroom.

Location

Fenla Byre is located within a courtyard of farm houses and converted farm buildings in a secluded semi-rural position on the edge of Sundridge village, within an Area of Outstanding Natural Beauty, Greenbelt and a Conservation Area.

Shopping Facilities: Riverhead (Tesco 3.1 miles), Sevenoaks (4.4 miles) provides supermarkets and other high street retailers as well as a multitude of pubs and restaurants. Westerham (4.1 miles) provides further local shops and restaurants. Bluewater (17.7 miles).

Mainline Rail Services: Sevenoaks station (3.9 miles) services to London Bridge/Cannon Street/Charing Cross. Knockholt station (5.1 miles) in Zone 6.

Primary Schools: Sundridge, Westerham, Riverhead, Ide Hill and Chevening.

Secondary Schools: Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy and Trinity School.

Private Schools: Radnor House School in Sundridge, Sevenoaks and Tonbridge Public Schools, Walthamstow Hall Girls School in Sevenoaks. Preparatory schools include the New Beacon in Sevenoaks & both St Michaels and Russell House in Otford.

Leisure Facilities: Extensive footpaths in the local area. Golf at Westerham, Wildernes, Knole and Nizels. Sevenoaks Swimming and Leisure Centre.

Motorway Links: Junction 5 of the M25 (1.5 miles), gives access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel.

Please note all distances are approximate.

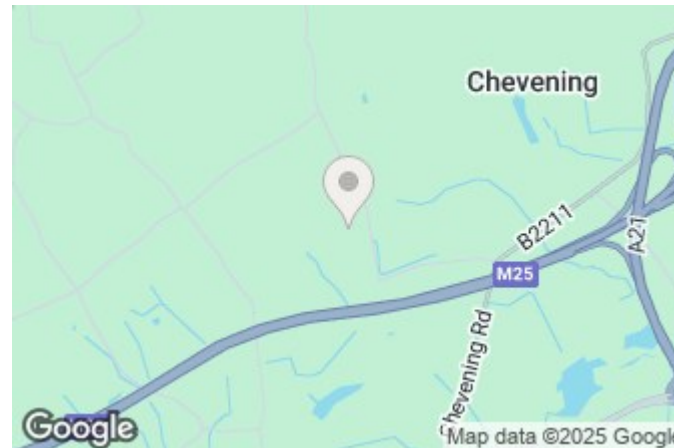
Agents Notes

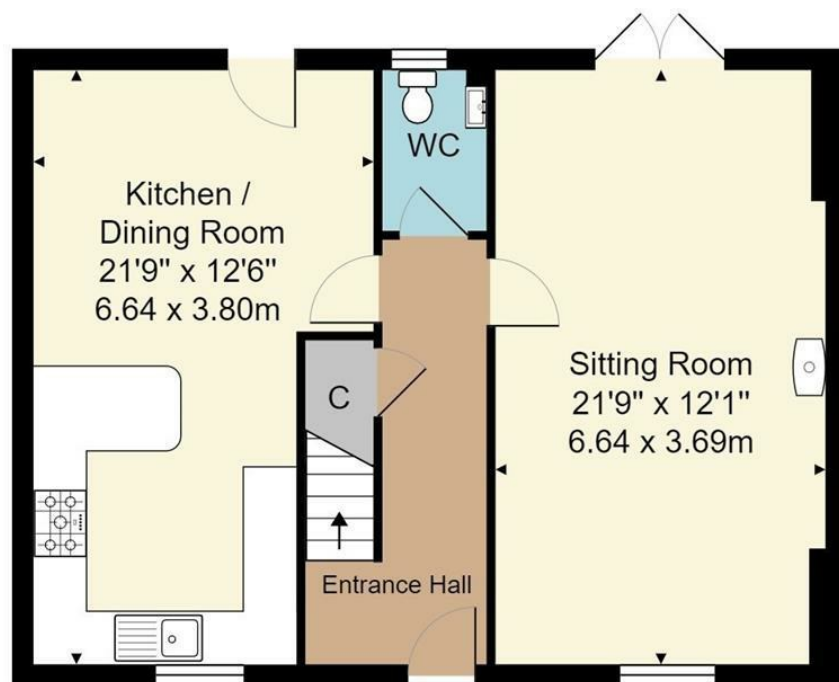
The property has mains drainage, water and electricity. It has no mains gas and the central heating is oil fired.

There is a management fee for the upkeep of the communal grounds/areas which is currently £300.00 per annum.

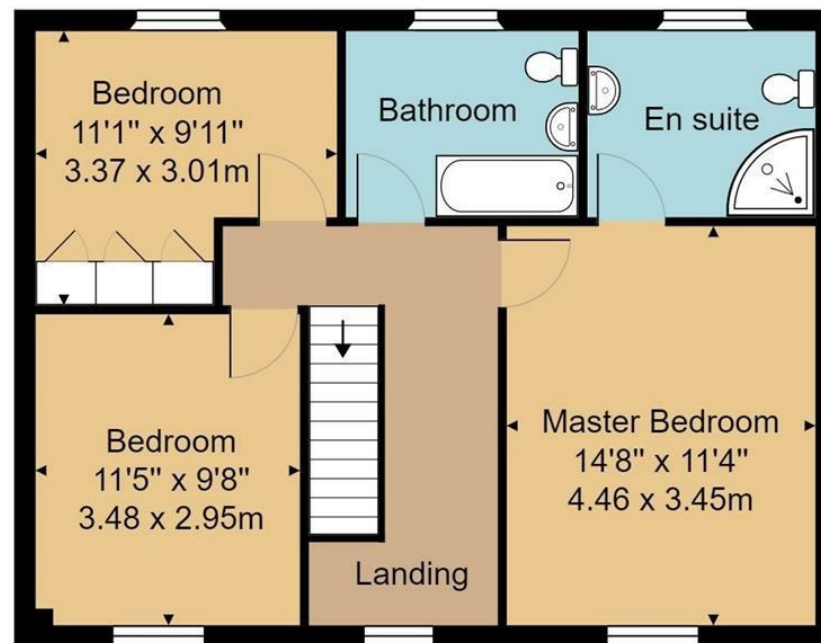
Directions

From junction 5 of the M25 take the A21 and head west at the second turn off on to the A25 towards Westerham. On entering Sundridge, at the traffic lights, turn right into Chevening Road and continue for about 0.8 of a mile turning left on to Ovenden Road. Shortly after a sharp right bend turn left on to a track with a footpath sign. Continue along this lane to a courtyard where the property is found on the right.





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- D

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