



Ibbett Mosely

Yanook Tinkerpot Lane, Woodlands,
Oxford, TN15 6AB



Yanook Tinkerpot Lane, Woodlands, Otford, TN15 6AB

A SUPERB DETACHED BUNGALOW SITTING IN A SEMI RURAL LOCATION SURROUNDED BY STUNNING GARDENS - IMMENSE SCOPE FOR EXTENDING/DEVELOPMENT SUBJECT TO PLANNING CONSENT
Guide £825,000

- Master Bedroom with En Suite Shower Room
- Dining Room
- Summerhouse
- VIEWING RECOMMENDED
- 2 Further Bedrooms & 2 Bathrooms
- Kitchen
- Garage
- Sitting Room
- Stunning Gardens
- Scope for extending subject to PP

A SUPERB DETACHED BUNGALOW SITTING IN A SEMI RURAL LOCATION SURROUNDED BY STUNNING GARDENS IMMENSE SCOPE FOR EXTENDING/DEVELOPMENT, SUBJECT TO PP - GUIDE £825,000

DESCRIPTION

As Sole Agents we are delighted to present this super property which comes onto the market for the first time in many years. Yanook has been a much loved family home and now offers immense potential for extending/development subject to planning consent. The accommodation is arranged on one level with a comfortable Sitting Room, Dining Room, Kitchen, Master Bedroom with En-Suite and two further Bedrooms. The garden is a true feature of this property and must be seen to be fully appreciated. A perfect location for outdoor entertaining, the garden is landscaped and surrounded by a variety of mature shrubs and trees. We strongly recommend early viewing as properties such as this rarely come available.

LOCATION

Yanook is ideally situated in a semi rural location just under 2 miles from the historic village of Otford with its well known pond and many period buildings. There are a range of local shops on The Parade including a Post Office and Convenience Store. The High Street has a number of boutique shops, tea rooms and antique shops including a chemist. There are a number of highly regarded schools in the village and close by, both state and independent including Russell House Prep School, St Michaels and Otford Primary School. There are churches, library, doctors surgery, public house/restaurants, and Otford Station provides a fast service to London Bridge/Charing Cross taking 40 minutes. Sevenoaks Town centre is about 3 miles away offering a much wider range of shopping facilities including a theatre/cinema, sports centre and a mainline station with services into Charing Cross/Cannon Street. Sainsbury superstore is just over a mile from Otford and the M25 motorway can be joined just to the west of Sevenoaks at Chevening. Junction 5.

ENTRANCE

Through solid front door into:

L-SHAPED ENTRANCE HALLWAY

SITTING ROOM

Two Leaded light window to front. Exposed Beams. Two radiators.

DINING ROOM

Two leaded light windows to front. One window to the rear. Feature Brick fireplace which could accommodate a wood burning stove. Exposed beams. Two radiators

KITCHEN

Stable door leading to rear garden. Leaded light window to rear. Comprehensive range of Farmhouse style wall and base units with work surfaces over. Integrated fridge, dish washer and washing machine. Built in cooker with 4 ring induction hob set into work surface. Extractor over. Ceramic sink with mixer tap. Down lighting. Integrated freezer.

MASTER BEDROOM

Leaded light window to front. 2 x Radiator. Door leading to:

EN SUITE SHOWER ROOM

Leaded light window to rear. Suite comprising: fully tiled shower cubicle, wash hand basin and wc. Fully tiled surround. Down lighting.

BEDROOM

Leaded light window to rear. Television point. Radiator. One single window to side.

BEDROOM

Two leaded light windows to rear. Radiator. TV Point.

FAMILY BATHROOM

Leaded light window to rear. Suite comprising: panelled bath with shower attachment, fully tiled shower cubicle, wc. Fully tiled surround. Down lighting

OUTSIDE

Garage with light and power.

FRONT

Mainly laid to lawn. Driveway leading to garage providing space for off road parking. Secondary parking to side. Wrought iron gate leading to rear garden.

REAR

In our opinion the rear garden is a true feature of this property. Paved patio with steps leading up to a circular paved area with attractive water feature. Steps continuing to upper garden. providing a perfect location for outdoor entertaining. An attractive Summerhouse with double leaded light doors and windows. Two sheds, one timber one metal. The well maintained lawn is surrounded by a variety of shrubs and trees with far reaching views.

ROUTE TO VIEW

From the Otford office proceed in a northerly direction passing the station on the right hand side. Turn right into Pilgrims Way and first left into Row Dow. Turn right at the top and continue along to Clarkes Green Road. Continue along into Tinkerpot Lane where the property will be found after a short distance on the right hand side.





Bungalow Approx. Internal Area 1311 sq. ft / 121.8 sq. m
Garage Approx. Internal Area 165 sq. ft / 15.3 sq. m

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

Otford 01959 522164

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

www.ibbettmosely.co.uk