



Ibbett Mosely

The White House, 32 Old London Road,
Badgers Mount, TN14 7AE



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AN EXCEPTIONAL FAMILY HOME PRESENTED TO A HIGH SPECIFICATION WITH FAR REACHING VIEWS OVER OPEN COUNTRYSIDE TO THE FRONT - Guide Price £795,000

- 3 Bedrooms
- Open Plan Sitting/Dining Room
- Kitchen
- Cloakroom
- Family Bathroom
- Beautiful rear garden with sun terrace and hot tub
- Garage with Off Road Parking
- Stunning views over open countryside to front

AN EXCEPTIONAL FAMILY HOME PRESENTED TO A HIGH SPECIFICATION THROUGHOUT WITH STUNNING FAR REACHING VIEWS OVER OPEN COUNTRYSIDE - Guide Price £795,000

DESCRIPTION

It is always a pleasure to be able to present an exceptional property such as this. This property has been completely renovated throughout by the present owners to a high specification and with great attention to detail. The location could not be more perfect, overlooking open countryside where the view changes with the seasons but always an interrupted landscape. There is even a seating area in the front of the garden where the views can be enjoyed throughout the day around to early evening. The accommodation is arranged over two floors. The Open Plan Sitting /Dining Room offers a spacious area for modern family living. The stylish Kitchen has been extremely well designed with a comprehensive range of storage space and adequate work surfaces. All three Bedrooms and Family Bathroom are on the first floor and all extremely well presented. The rear garden is an absolute delight providing a perfect setting for outdoor entertaining. The focal point of the raised patio is a large

hot tub surrounded by soft lighting. Adequate seating areas with raised flower beds. and two timber outbuildings.

LOCATION

Badgers Mount is a small semi rural village/hamlet sitting just a few miles away from the villages of Otford and Shoreham. The property sits within a highly regarded grammar school catchment area with bus routes to Tonbridge and Tunbridge Wells. For those commuting to London, Knockholt Station is within walking distance. Otford is just a couple of miles away with a variety of local day to day shops, post office, doctor's surgery and dentist. Otford Station offers fast services to London on the London Bridge, Charing Cross line. There are a number of highly regarded schools in Otford both state and independent. The surrounding countryside is quite stunning and for those who enjoy outdoor pursuits there are a number of walks and places of interest to visit. The M25 motorway can be joined just to the west of Sevenoaks at Chevening. Junction 4 with access to Heathrow and Gatwick airports including Bluewater Shopping Centre and the Dartford Crossing.

ENTRANCE

Through double glazed door with leaded light inset

ENTRANCE HALLWAY

Double glazed leaded light window to side. Down lighting. Staircase leading to first floor. Under stairs cupboard.

OPEN PLAN SITTING/DINING ROOM

Two double glazed Georgian style leaded light windows to front with stunning views over open countryside. Feature gas fire inset. Television point. Two radiators. Double glazed French doors leading out into rear garden

KITCHEN

Double glazed Georgian style windows to rear and side. Comprehensive range of shaker style wall and base units with granite work surfaces over. Built in cooker with extractor over and 5 ring gas hob. Space and plumbing for washing machine and dish washer. Space for American style fridge freezer. Ceramic sink with mixer tap. Down lighting. Tiled floor. Deep storage cupboard housing Baxi boiler for central heating and hot water system. Double glazed door leading to side.

CLOAKROOM

Small double glazed window to side. Wash hand basin and wc. Tiled floor. Radiator.

FIRST FLOOR

LANDING

Double glazed Georgian style window to side. Access to loft.

BEDROOM

Two double glazed Georgian style windows to front with far reaching views over open countryside. Built in wardrobes. Television point. Radiator.

BEDROOM

Double glazed Georgian style window to front. Radiator.

BEDROOM

Double glazed leaded light window to rear. Television point. Radiator.

FAMILY BATHROOM

Dual aspect double glazed leaded light windows to rear and side. Suite comprising: panelled shower bath with screen, vanity unit with sink inset. Heated chrome ladder towel rail. Tiled floor. Down lighting.

OUTSIDE

FRONT

Gravel driveway providing off road parking for several vehicles. Lawn to side with raised seating area. A perfect setting to enjoy the stunning uninterrupted views over open county side.

GARAGE

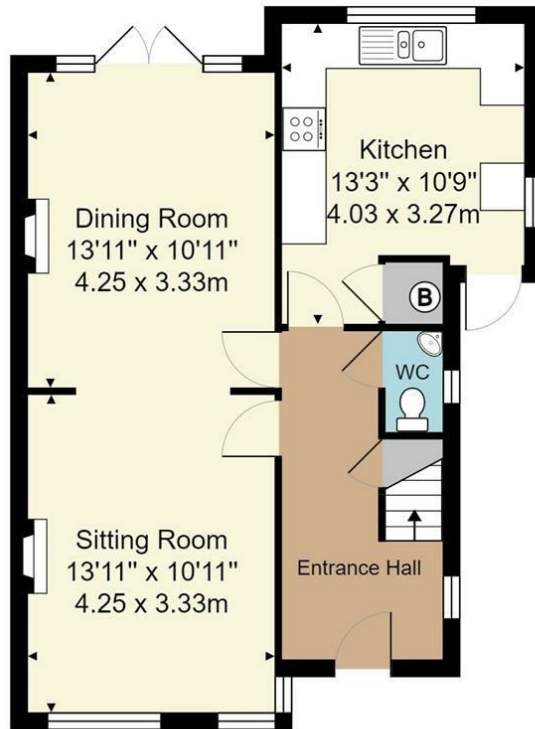
Up and over door. Personal door leading to rear garden.

REAR GARDEN

In our opinion this rear garden is a true feature of the property. Steps leading up to a paved patio providing a perfect setting for out door entertaining. The hot tub sits in the middle of the patio surrounded by soft attractive lighting. To the rear of this secluded garden there are two timber outbuildings. The lawn is extremely well maintained and surrounded by a variety of shrubs and trees. This most attractive garden offers a perfect outdoor space for a family and for young children to play in a safe area.



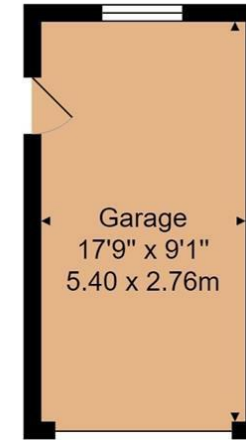
EPC Rating- E



Ground Floor



First Floor



House Approx. Gross Internal Area
1060 sq. ft / 98.5 sq. m

Garage Approx. Internal Area
160 sq. ft / 14.9 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

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