



Ibbett Mosely

4 Hazel Cottages Offord Lane, Halstead,
TN14 7ED



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A PRETTY CHARACTER COTTAGE SITTING IN A LEAFY LANE OVERLOOKING OPEN FIELDS TO THE FRONT AND REAR - Guide Price £525,000

- 2 Bedrooms
- Kitchen/Diner
- Drive with Off Road Parking
- Many Original Features
- Loft Room
- Family Bathroom
- Courtyard Garden
- Sitting Room
- Outhouse/Utility Room
- Newly acquired extension to rear garden overlooking open fields

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DESCRIPTION

As Sole Agents we are delighted to present this character property which has been renovated by the present owners. The accommodation is arranged over three floors with a comfortable Sitting Room on the ground floor leading into a Kitchen/Diner. There are two Bedrooms and a Family Bathroom on the first floor with the added benefit of a 24' Loft Room on the second floor which would make an ideal home office or studio. Throughout the cottage retains many original features such as the stripped floors, pine internal doors and Victorian fireplaces. The pretty courtyard garden provides a perfect setting for outdoor entertaining. The current owners have recently acquired a substantial section of the rear field along with the adjoining cottages. Each section of rear garden will be individually fenced by each of the owner/occupiers. In our opinion this will be a true feature of the cottage providing a perfect open space in which to perhaps convert to an allotment or just an

area to sit and enjoy the peace of the surrounding countryside. Please call Ibbett Mosely on 01959 522164 for details of the forthcoming OPEN HOUSE EVENT

LOCATION

The cottage is situated between the villages of Otford and Halstead within a popular semi rural location. Halstead has a primary school, Inns and local shop with Knockholt Station close by providing services to London. Otford village is about two miles away with a wider range of local amenities including library, churches, tea rooms and station with 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. Sevenoaks Town Centre is about 6 miles away with a wide range of shopping facilities, sports centre, cinema/theatre and main line station providing services to London on the Charing Cross/Cannon Street line. The M25 motorway is a short drive away allowing easy access to all major road networks, Gatwick and Heathrow Airports.

ENTRANCE

Through timber stable door into:

SITTING ROOM

Sash window to front. Feature Victorian fireplace with open fire. Television point. Stripped pine floor. Radiator

KITCHEN/DINER

Sash window to rear. Modern glazed door to rear. Range of shaker style wall and base units with Butchers Block work surfaces over. Butler style sink with mixer tap. Range cooker set into chimney breast. Space and plumbing for dish washer and washing machine. Newly installed boiler for central heating and hot water system. Deep under stairs larder cupboard. Original stripped pine floor. Radiator. Staircase leading to:

FIRST FLOOR

BEDROOM

Sash window. Stripped pine floor. Victorian fireplace. Radiator. Original pine door.

BEDROOM

Window to rear. Radiator.

FAMILY BATHROOM

Window to rear. Victorian bathroom suite comprising: roll top bath with claw feed, shower attachment, high flush wc. wash hand basin.

THIRD FLOOR

LOFT ROOM

Via timber staircase. Two velux windows to rear. Part sloping ceiling. Exposed timber beams. Eaves storage space.

OUTSIDE

COURT YARD GARDEN

Secluded seating area. Newly laid coble style stones. Door leading to:

OUTHOUSE/UTILITY ROOM

Quarry tiled floor. Stainless steel sink unit with mixer tap. Door leading to:

REAR GARDEN

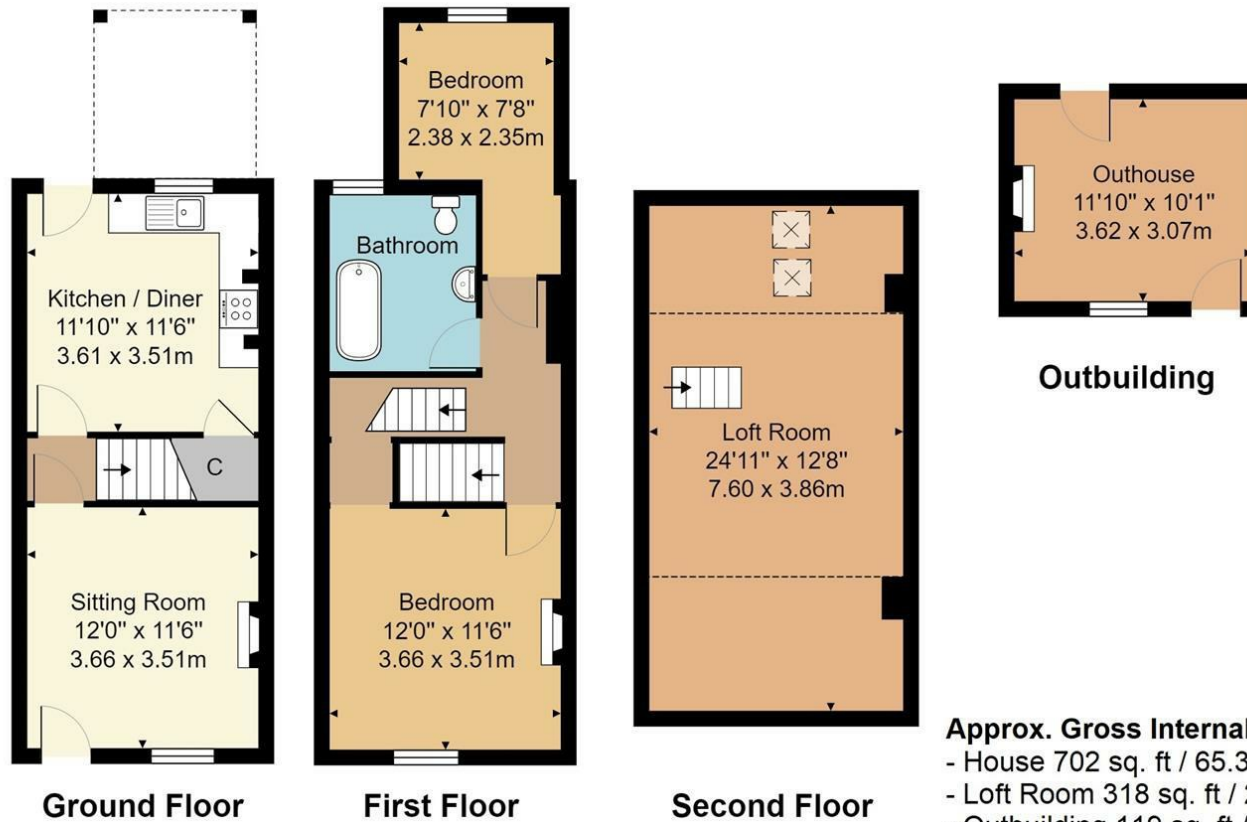
The owners have recently acquired a substantial part of the rear field along with the other owner/occupiers. The clearing of the area and fencing by each individual owner is currently work in progress. In our opinion this addition to the rear garden is a true feature of the cottage offering a perfect outdoor space for an allotment, play area for young children or just a quiet space to sit and enjoy the peace of the surrounding countryside.

ROUTE TO VIEW

From the Otford office proceed in a northerly direction towards the pond turning left into the High Street. Continue through onto Pilgrims Way East turning right over the bridge onto Pollhill. After a short distance Otford Lane will be found on the left hand side with the cottage towards the end of the lane on the left hand side.



EPC Rating- D



Approx. Gross Internal Area:
- House 702 sq. ft / 65.3 sq. m
- Loft Room 318 sq. ft / 29.6 sq. m
- Outbuilding 119 sq. ft / 11.1 sq. m
- Total 1140 sq. ft / 105.9 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

Otford 01959 522164

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