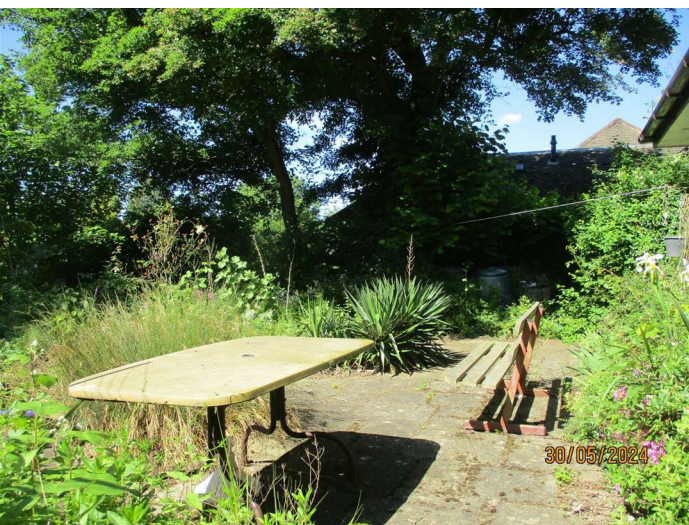




Ibbett Mosely

Maytree Cottage, 81 Pilgrims Way,
Kemsing, TN15 6TD



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A RARE OPPORTUNITY TO ACQUIRE AN ATTRACTIVE DETACHED PROPERTY OFFERING IMMENSE SCOPE FOR UPDATING AND EXTENDING SUBJECT TO PP - NO ONWARD CHAIN GUIDE: £795,000

- 3 Bedrooms
- Study
- Attached Garage
- NO ONWARD CHAIN
- Sitting Room
- Kitchen
- Off Road Parking
- Dining Room
- Family Bathroom
- Extensive rear garden

A RARE OPPORTUNITY TO ACQUIRE AN ATTRACTIVE FAMILY HOME OFFERING IMMENSE SCOPE FOR UPDATING AND EXTENDING SUBJECT TO PP - NO ONWARD CHAIN Guide Price £795,000

DESCRIPTION

We are delighted to present this property which comes onto the market for the first time in many years having been a much loved family home. The property sits in a much favoured location in Pilgrims Way looking out to the front over Otford Hills. In our opinion number 81 offers immense scope for modernisation and extending subject to planning consent. There are many original features, in particular the parquet flooring, original fireplace and attractive entrance through a solid front door. For those seeking a family home in this popular location as a forever home, look no further as this property has so much to offer..... and more

LOCATION

The property sits between the villages of Kemsing and Otford. Kemsing is a very popular village with local shops, post office, doctors surgery and highly

regarded primary school. Kemsing is a vibrant village with a range of activities for all age groups. There are churches and a railway station. The village of Otford is close by with a wider range of shops, restaurants, tea rooms and boutique/antique shops in the High Street. Kemsing has its own cricket club with tennis and squash clubs. Otford has a number of good schools both state and independent including Russell House Prep School, St Michaels and Otford Primary School. Otford station provides fast services to London on the London Bridge Charing Cross line. Sevenoaks Town centre is approximately 3 miles away with a wide range of shopping facilities, sports centre, theatre/cinema complex, restaurants and coffee shops. Sevenoaks mainline station offers services to London on the Charing Cross/Cannon Street line taking 30 minutes. There are a number of golf courses close by and for those who enjoy walking a number of footpaths and country walks. The A21 at Chevening gives access to the M25, Gatwick, Heathrow Airports, Dartford River Crossing, Bluewater Shopping Centre and London.

ENTRANCE

Through solid front door into:

ENTRANCE HALL

Two leaded light windows to front. Door leading to Study. Cloaks cupboard. Staircase leading to first floor.

SITTING ROOM

Leaded light window to front. Feature brick fireplace with timber mantle. Wall lights. Original parquet flooring. Leading round to:

DINING ROOM

Patio doors to rear. Wall lights. Radiator.

KITCHEN

Window to rear. Range of wall and base units with work surfaces over. Ceramic sink unit with mixer tap. Built in cooker. Space and plumber for washing machine. Space for fridge freezer.

STUDY

FIRST FLOOR

LANDING

Leaded light window to front. Airing cupboard housing hot water cylinder.

FAMILY BATHROOM

Two leaded light windows to front. Suite comprising: panelled bath with shower attachment, wash hand basin, wc.

BEDROOM

Window to rear. Range of fitted wardrobes.

BEDROOM

Window to rear.

BEDROOM

Leaded light window to front. Window to rear. Range of fitted cupboards.

OUTSIDE

FRONT

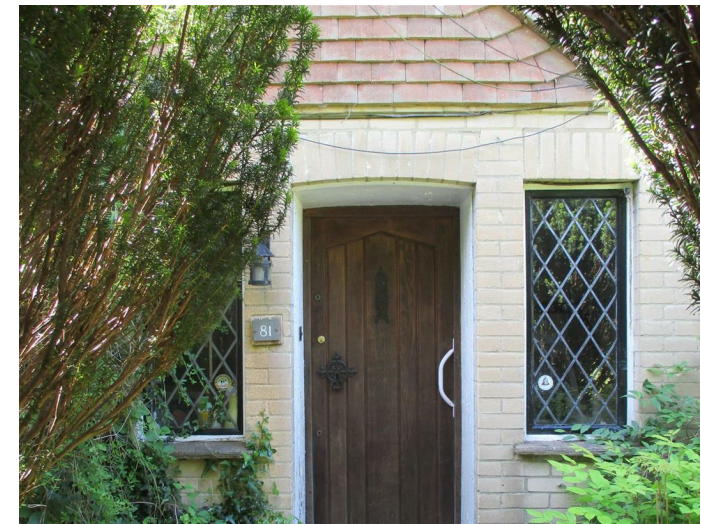
Driveway leading to entrance and garage providing off road parking. Timber side gate to rear garden.

REAR

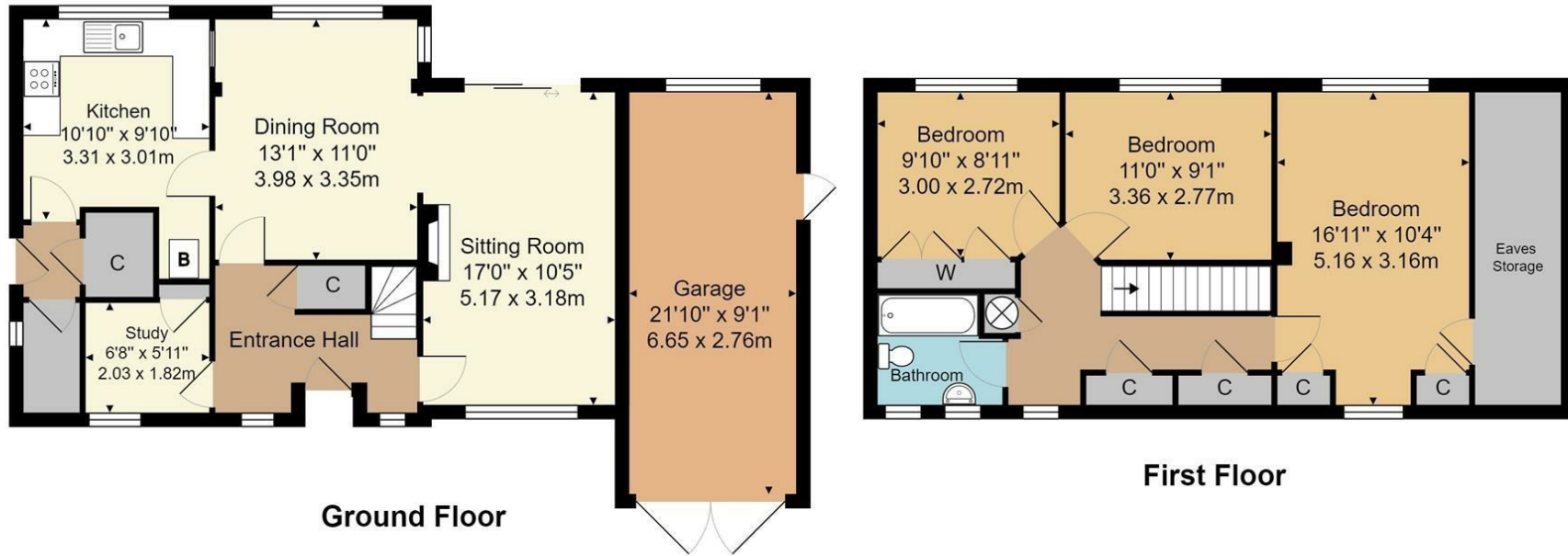
Spacious rear garden surrounded by a range of mature trees and shrubs. Paved patio providing a perfect setting for outdoor entertaining.

ROUTE TO VIEW

From the Otford office proceed in a northerly direction turning right at the pond passing the station on the right hand side. Turn right into Pilgrims Way East and continue along through to Pilgrims Way where the property will be found on the right hand side.



EPC Rating- E



Approx. Gross Internal Area 1474 ft² ... 137.0 m²

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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