



Ibbett Mosely

The Cottage, Birchlin Cross Road, Knatts  
Valley, Sevenoaks, TN15 6XJ



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**A BEAUTIFULLY APPOINTED FAMILY HOME SURROUNDED BY STUNNING GARDENS, OUTSIDE ENTERTAINMENT AREA, SWIMMING POOL & JACUZZI - Guide Price £1.95m  
OPEN HOUSE SATURDAY 3rd AUGUST - Call Ibbett Mosely for details**

- Master Bedroom with En Suite
- Dining Room
- Extensive Gardens
- Field approximately 1 Acre
- 3 Further Bedrooms
- Family Room & Study
- Swimming Pool & Pool House
- Sitting Room
- Kitchen/Breakfast Room
- Outside Entertainment Area

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### DESCRIPTION

It is always such an absolute pleasure to present a truly exceptional property such as this which must be viewed to fully appreciate all that The Cottage has to offer..... and more. So much thought and attention to detail have gone into transforming The Cottage into something so special. The accommodation is arranged over two floors with an elegant Sitting Room overlooking the rear gardens, a Dining Room, Family Room, Study and well designed Kitchen/Breakfast Room together with a Utility Room. The well appointed Conservatory looks out over the swimming pool area. All Bedrooms are arranged on the first floor. The stylish Master Bedroom has an attractive balcony overlooking the gardens, En Suite and Dressing Area. There are three further Bedrooms and Family Shower/Bathroom. The gardens are absolutely stunning with several well appointed seating/patio areas. The property benefits from a substantial Outside Entertainment Area providing a perfect location for entertaining whatever the weather. The Swimming Pool is a true feature of The Cottage with a Pool House/Changing Room. There is also a Jacuzzi and ornamental pond. The field can be accessed via timber gates to the side and is approximately one acre.

### LOCATION

Otford is a vibrant village offering a wide range of facilities and clubs for all ages including the Memorial Hall which holds a number of events throughout the year and the Recreation Fields with tennis courts and convenient footpath to the neighbouring village of Shoreham. The

village is known for its' many historic and period buildings and famous pond. There are a number of boutique shops in the High Street including tea rooms, restaurants and public house however on the nearby Parade are a number of day to day shopping facilities including a post office and convenience store. There is surgery, a library and nearby Otford station providing 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 and mainline station. There are a number of highly regarded schools in and around the area both state and independent and the property is in the catchment area for Judd, Weald of Kent and Tonbridge Grammar for girls. The M25 motorway can be joined just to the west of Sevenoaks at Chevening, Junction 5.

### ENTRANCE

Through part glazed door into:

### PORCH

Tiled floor. Double glazed door leading into:

### RECEPTION HALL

Staircase leading to first floor with under stairs storage cupboard. Cupboard housing meters. Radiator enclosed in fretwork cabinet. Down lighting

### L-SHAPED SITTING ROOM

Double glazed patio doors to rear. Triple aspect windows to rear, side and front. Feature fireplace with Living Flame gas fire and marble surround. Television point. Wall lights. Three radiators.

### DINING ROOM

Double glazed window to front. French doors opening to:

### FAMILY ROOM

Double glazed window to side. Television point. Wall lights.

### STUDY

Double glazed window to front. Down lighting.

### KITCHEN/BREAKFAST ROOM

Two double glazed windows to rear. Comprehensive range of shaker style wall and base units with work surfaces over. Ceramic sink unit with mixer tap and Butler sink. Built in oven and microwave. 5 ring induction hob with extractor over. Water softener and water purifier Space and plumbing for dish washer and American style fridge freezer. Two ring gas hob with extractor over. Ceiling light and fan.

### UTILITY ROOM

Double glazed window to rear. Range of wall and base units with work surfaces over. Space and plumbing for washing machine. Heater ladder towel rail. Tiled floor.

### CONSERVATORY

Double glazed surround. Double glazed door to rear. Air conditioning unit. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to loft via loft ladder. Large linen cupboard. Storage cupboard.

#### MASTER BEDROOM

Double glazed French doors leading out onto a balcony/sun terrace. Sliding glass doors leading to a wide range of fitted wardrobes. Dressing table unit. Light and fan. Air conditioning unit. Television point.

#### EN SUITE SHOWER ROOM

Suite comprising: Tilled shower cubicle. Vanity unit with sink and wc inset. Bidet. Tiled floor. Air conditioning unit. Heated towel rail. Radiator

#### BEDROOM

Double glazed window to front. Radiator.

#### BEDROOM

Double glazed window to side. Fitted wardrobes. Air conditioning unit. Radiator.

#### EN SUITE SHOWER ROOM

Fully tiled shower cubicle. Vanity unit with sink inset. C. Heated towel rail.

#### BEDROOM

Double glazed window to rear.

#### FAMILY BATHROOM

Double glazed window to rear. Suite comprising: panelled bath with shower attachment, wc, bidet, Jack & Jill sinks set into vanity unit. Two heated towel rails. Tiled floor.

### OUTSIDE

#### FRONT

Via a gated entrance onto in and out driveway providing parking space for several vehicles. Gate leading into rear gardens.

### REAR

Well appointed patio area providing a perfect location for outdoor entertaining. Extensive well maintained gardens. Ornamental pond with attractive water feature. Children's play area. Greenhouse.

### HEATED SWIMMING POOL WITH POOL HOUSE

With cover when required.

POOL HOUSE - Housing all pool equipment with changing room with Shower and WC.

### OUTDOOR ENTERTAINMENT AREA

### JACUZZI HOUSE

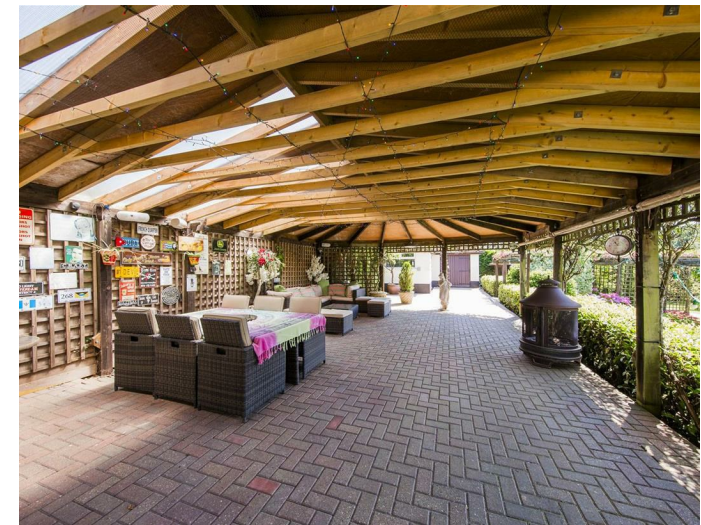
### GARDEN MACHINERY BUILDING

### DOUBLE GARAGE

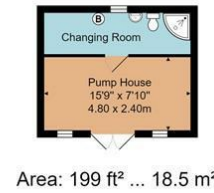
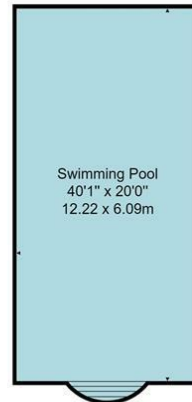
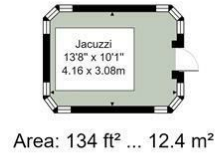
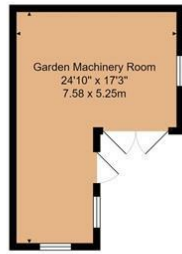
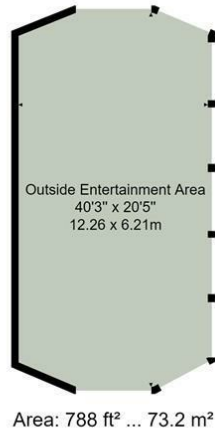
Light and power. Space for 3/4 vehicles

### FIELD

Approached through gates from rear garden. Approximately 1 acre

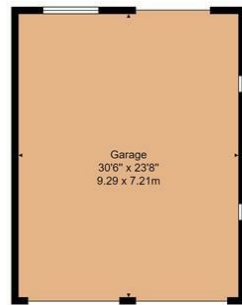


# EPC Rating- D



Approx. Gross Internal Area  
3538 sq. ft / 328.7 sq. m

Approx. Gross Internal Area  
(Excl. Swimming Pool)  
5696 sq. ft / 529.1 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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