



Ibbett Mosely

41 Knighton Road, Otford, Sevenoaks,  
TN14 5LD





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**A TRULY EXCEPTIONAL PROPERTY WHICH HAS BEEN RENOVATED THROUGHOUT. STUNNING GARDEN BACKING ONTO OPEN FIELDS - GUIDE £850,000**



- Master Bedroom with En Suite & Dressing Room
- 3 Further Bedrooms
- Sitting Room
- Cinema Room
- Open Plan Dining Room/Kitchen
- Utility Room
- Downstairs Shower Room
- Stunning Rear Garden over looking open fields
- Log Cabin
- Garage and Off Road Parking

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### ENTRANCE

Through solid front door into:

### ENTRANCE HALL

Double glazed window to side with timber shutters. Staircase leading to first floor. Under stair cupboard

### SITTING ROOM

Double glazed Georgian style bay window to front. Laminate floor. Coved ceiling

### CINEMA ROOM

Wall mounted screen. Coved ceiling with under lighting. Timber flooring.

### OPEN PLAN KITCHEN/DINING ROOM

DINING AREA: Double glazed Georgian style bi fold doors leading out on the rear patio.

KITCHEN: Double glazed Georgian style patio doors leading out to rear patio. Comprehensive range of stylish wall and base units with work surfaces over. Built in oven with induction hob. Extractor over. Space for American fridge freezer. Ceramic sink with mixer tap. Central Island/Breakfast table with chairs. Cupboards under. Amtico flooring. Down lighting.

### UTILITY ROOM

Double glazed door to side. Space and plumbing for washing machine. Range of storage cupboards.

### SHOWER ROOM

Double glazed window to front. Fully tiled shower cubicle. Vanity unit with sink inset. WC. Down lighting.

### FIRST FLOOR

### LANDING

Access to Loft.



### MASTER BEDROOM

Double glazed Georgian style doors over looking rear garden. Television point. Radiator inside cabinet. Door leading to:

### DRESSING ROOM

Range of hanging and storage space.

### EN SUITE SHOWER ROOM

Suite comprising: large fully tiled shower cubicle. Twin vanity units, marble tops with wash hand bowls inset to each. Heated chrome towel rail. Down lighting

### BEDROOM

Double glazed Georgian style window to front with timber shutters. Range of built in wardrobes to one wall. Television point.

### BEDROOM

Double glazed Georgian style window to rear. Radiator in cabinet. Laminate floor. Television point.

### FAMILY BATHROOM

Two double glazed Georgian style windows to side. Suite comprising: slipper bath with mixer tap, shower cubicle, vanity unit with marble top and wash hand bowl inset. WC

### OUTSIDE

#### FRONT

Paved driveway providing off road parking. Gate to side.

#### GARAGE

Up and over door. Light and power.

#### LOG CABIN

Light and power. Television point. Mini Bar.

### REAR

In our opinion this stunning rear garden is a true feature of the property. Two spacious patio areas providing perfect settings for outdoor entertaining. Mainly laid to lawn and surrounded by a variety of mature trees and shrubs. Uninterrupted views over open fields to the rear.

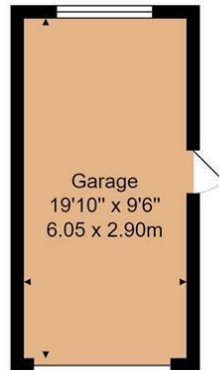




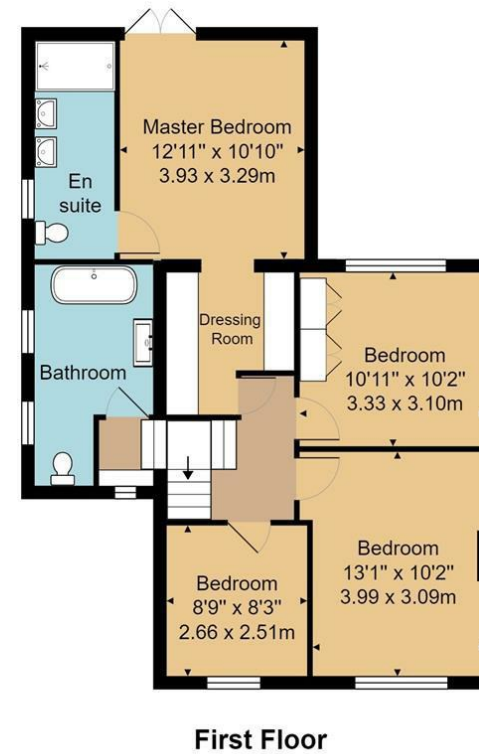
# EPC Rating- C



Area: 241 ft<sup>2</sup> ... 22.4 m<sup>2</sup>



Area: 189 ft<sup>2</sup> ... 17.5 m<sup>2</sup>



House Approx. Gross Internal Area 1660 sq. ft / 154.2 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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