



Ibbett Mosely

20 The Butts, Otford, Sevenoaks, TN14  
5PR





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**A LARGE 4 BEDROOM SEMI DETACHED HOUSE SITTING IN A MUCH SOUGHT AFTER LOCATION OFFERING IMMENSE SCOPE FOR RENOVATION & EXTENDING SUBJECT TO PP**

**Guide Price £795,000**

- 4 Bedrooms
- Kitchen
- Garage & Outside Store
- Immense scope for updating & extending subject to PP
- Sitting Room
- Cloakroom
- Spacious Mature Rear Garden
- Dining Room
- Family Bathroom
- Walking distance to village centre

A 4 BEDROOM HOUSE IN EASY WALKING DISTANCE TO VILLAGE CENTRE OFFERING IMMENSE SCOPE FOR RENOVATION/EXTENDING SUBJECT TO PP - Guide £795,000

### DESCRIPTION

This property comes onto the market for the very first time in many years having been a much loved and cherished family home. The location could not be more perfect for a young growing family in easy walking distance to the village centre, local shops, schools and doctor's surgery. For those working in London Otford Station is also in walking distance. The house sits on a good sized plot with a mature secluded rear garden. The accommodation is arranged over two floors with a Sitting Room, Dining Room and Kitchen on the ground floor and all four Bedrooms and Family Bathroom on the first floor. In our opinion this is a rare opportunity to acquire a family home in a much sought after location offering so much scope for transforming into a spacious family home. Please call Ibbett Mosely on 01959 522164 for details of the forthcoming OPEN HOUSE EVENT on SATURDAY 12th OCTOBER.

### LOCATION

Otford village has a long history spanning back to the 6th Century when the Saxons settled there calling it Otta's Ford. Closeby, Park Wood is lush woodland region on the outskirts of Otford, a stones throw from some of Otford's most historic sites. Owned by the Woodland Trust, This tranquil area provides peaceful surroundings while you walk the dog, go out for a picnic, or one of the historical landmarks in the area. There are a number of boutique shops in the High Street including tea rooms, antique shops, library, doctor's surgery and restaurants/public houses. Close by, The Parade provides a range of day to day shopping facilities including a Palace Park Wood is lush woodland region on the outskirts of Otford, a stones throw from some of Otford's most historic sites. There are many highly regarded schools in the village both state and independent. Otford railway station provides fast services to London on the London Bridge, Charing Cross line. For those who enjoy outdoor pursuits there are a number of footpaths throughout the surrounding countryside with several golf clubs close by. Otford is a vibrant village with a village hall, recreation fields and many activities and clubs for all ages. Sevenoaks Town Centre is just 3 miles away with a wide range of shopping facilities, sports centre,



theatre/cinema complex, restaurants, coffee shops and a mainline station with services to London on the Charing Cross/Cannon Street line. The M25 motorway can be joined just to the west of Sevenoaks at Chevening. Junction 5 with access to Heathrow and Gatwick airports including Bluewater Shopping Centre and the Dartford Crossing.

#### ENTRANCE

Through multi paned front door into:

#### ENTRANCE HALL

Staircase leading to first floor.

#### SITTING ROOM

By multi paned bay window to front with window seat. Feature stone fireplace with open fire. Double glazed doors leading out to rear garden.

#### DINING ROOM

Multi paned bay window looking out over rear garden.

#### KITCHEN

Range of wall and base units with work surfaces over. Ceramic sink unit with mixer tap. Built in oven with a 4 ring gas hob inset and extractor over. Space and plumbing for dish washer. Deep larder cupboard. Down lighting. Quarry tiled floor. Door leading to rear garden.

#### CLOAKROOM

Small window to front. Quarry tiled floor. Wash hand basin and WC.

#### FIRST FLOOR

#### LANDING

Access to:

#### PART BOARDED LOFT

Two velux windows. Scope for conversion subject to planning consent.

#### BEDROOM

Multi paned window to front.

#### BEDROOM

Multi paned window overlooking rear garden. Radiator.

#### BEDROOM

Multi paned window overlooking the rear garden.

#### BEDROOM

Window to rear

#### FAMILY BATH/SHOWER ROOM

Two windows to front. Suite comprising: panelled bath, shower cubicle, wash hand basin and WC. Ladder towel rail. Tiled floor.

#### OUTSIDE

#### FRONT

Driveway leading to garage providing space for off road parking. Mainly laid to lawn. Access to side leading to rear garden.

#### ATTACHED GARAGE & SMALL OUTHOUSE

#### REAR

In our opinion this mature rear garden is a true feature of the property. Currently mainly laid to lawn and surrounded by a variety of mature shrubs and trees, including a tree house.

#### ROUTE TO VIEW

From the Otford Office turn into Bubblestone Road taking the first turning on the right hand side into The Butts where the property will be found on the right hand side.



## EPC Rating- D



House Approx. Gross Internal Area 1321 sq. ft / 122.7 sq. m  
Approx. Gross Internal Area (Incl. Garage & Shed) 1493 sq. ft / 138.7 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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