



Ibbett Mosely

31 High Street, Otford, Sevenoaks,  
Kent, TN14 5PG



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**ACHARMING 2 BEDROOM COTTAGE SITTING IN THE VERY HEART OF THE VILLAGE - NO ONWARD CHAIN - Guide Price £425,000**

- 2 Bedrooms
- Kitchen
- Pine latch doors

- Sitting Room
- Family Bath/Shower Room
- Gas Central Heating

- Dining Room
- Pretty Cottage Garden

A CHARMING 2 BEDROOM COTTAGE SITTING IN THE VERY HEART OF THE VILLAGE IN WALKING DISTANCE TO ALL LOCAL AMENITIES - NO ONWARD CHAIN Guide Price £425,000

### DESCRIPTION

As Sole Agents we are delighted to present this charming cottage sitting in the very heart of the village in walking distance to all local amenities. The cottage is has been well maintained over the years and offers comfortable accommodation ideally for a fist time buyer looking for their first home in the village or a young couple needing to be close to a station offering fast services to London. The pretty cottage garden is just perfect to sit an relax at the end of the day. We strongly recommend early viewing of this super property. NO ONWARD CHAIN

### LOCATION

Situated in popular location in walking distance to station, schools and village centre with it's many period buildings, listed pond and duck house on the famous roundabout. 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 post office and convenience store. 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 solid door into:

## SITTING ROOM

Double glazed window to front. Stripped pine floor. Victorian fireplace with cupboard and shelving in chimney recesses. Radiator.

## DINING ROOM

Double glazed window to rear. Staircase to first floor. Feature open fireplace with timber beam over.

## KITCHEN

Double glazed window and door to side. Comprehensive range of shaker style wall and base units with butchers block work surface over. Range cooker with 5 ring gas hob and extractor over. Wash machine. Fridge Freezer. Tiled floor. Two velux windows.

## FAMILY BATH/SHOWER ROOM

## FIRST FLOOR

### BEDROOM

Double glazed window to front. Victorian fireplace. Two built in wardrobes. Radiator

### BEDROOM

Double glazed window to rear. Victorian fireplace. Built in storage cupboard. Radiator.

## OUTSIDE

## FRONT

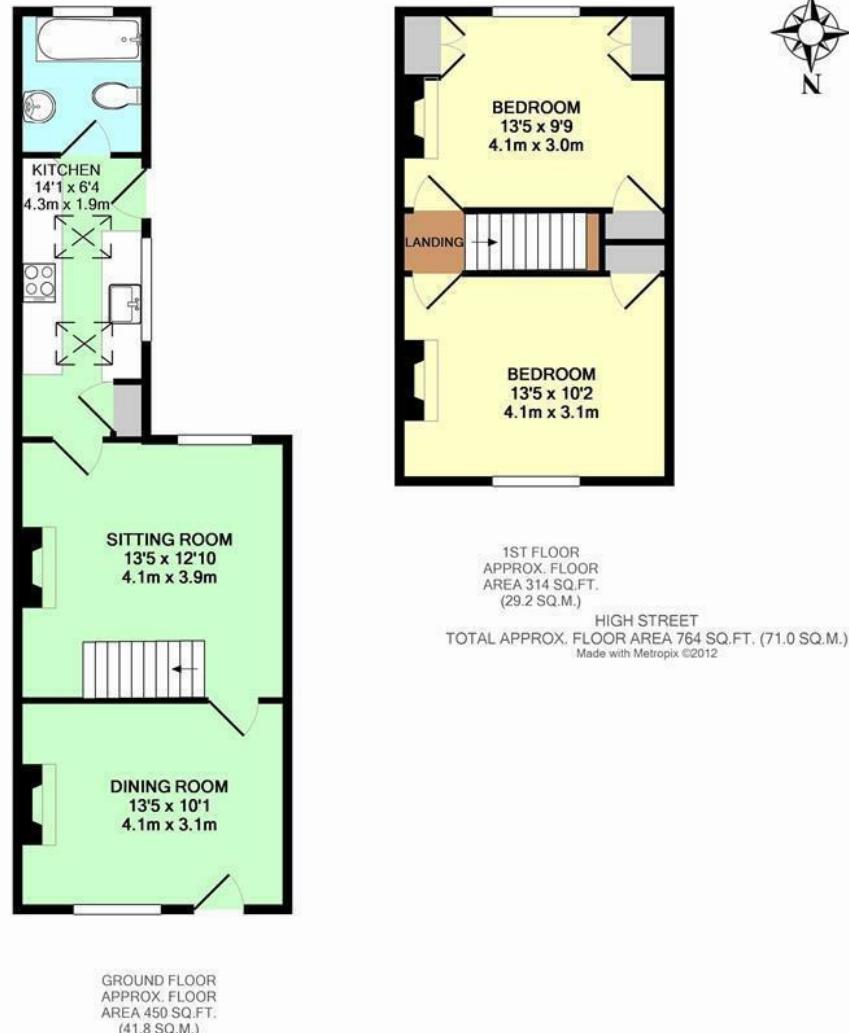
Paved area with gate leading to entrance.

## REAR

Pretty cottage garden. Decked patio area providing a perfect setting for outdoor entertaining. Leading down to lawn which is surrounded by a variety of mature shrubs and trees. Timber shed. Outside tap.



EPC Rating- D



**Ibbett Mosely**  
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