



Ibbett Mosely

58 High Street, Otford, Sevenoaks,
TN14 5PQ



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A CHARMING FAMILY HOME SITUATED IN THE HEART OF THE VILLAGE - NO ONWARD CHAIN GUIDE PRICE £850,,000

- Master Bedroom with En Suite Dressing Room & Bathroom
- 2 Further Bedrooms
- Sitting/Dining Room
- Family Room/Study
- Kitchen
- Family Bathroom
- Off Road Parking for Several Vehicles
- Attractive Garden overlooking allotments
- Large outside Studio and Workshop
- NO ONWARD CHAIN

A CHARMING FAMILY HOME, SITUATED IN THE HEART OF THE VILLAGE OFFERING IMMENSE SCOPE FOR UPDATING AND MODERNISATION - Guide Price £850,000

DESCRIPTION

As sole agents we are delighted to present this substantial property sitting in the very heart of the village and backing onto open countryside and allotments to the rear. This property has been a much loved family home for many years and now comes on to the market offering immense scope for updating and modernisation. The rear garden offers a perfect setting for outdoor entertaining overlooking open countryside and allotments. For those working from home, the property benefits from a substantial Studio/Home Office. There is also a Workshop/Garden Room. In our opinion this property can only be fully appreciated by internal viewing .

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 it's 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 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 with fast services to London on the Charing Cross/Cannon Street line. together with services through to Otford. There are a number of highly regarded schools in and around the area both state and independent. The M25 motorway can be joined just to the west of Sevenoaks at Chevening, Junction 5.

ENTRANCE

Through solid front door into:

ENTRANCE HALL

Georgian style double glazed window to front and side.. Staircase to first floor. Cloaks cupboard. Laminate floor

FAMILY ROOM/STUDY

Georgian style double glazed windows to front and side. Deep storage cupboard. Radiator

SITTING/DINING ROOM

Georgian style double glazed window to front. Double glazed patio doors to rear. Feature fireplace with Living Flame gas fire inset. Timber surround and marble hearth. Television point. Coved ceiling. Radiator

KITCHEN

Georgian style double glazed window to rear. Comprehensive range of shaker style wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for oven and fridge/freezer.

UTILITY ROOM

Double glazed window and door to rear. Tall storage cupboard. Space and plumbing for washing machine and tumble dryer. Stainless steel sink unit. Down lighting. Vertical radiator.

SHOWER ROOM

Double glazed window to front. Suite comprising: shower cubicle, wash hand basin, wc. Storage cupboard

FIRST FLOOR

MASTER BEDROOM

Georgian style double glazed windows to front and rear. Eaves storage space. Radiator. Leading into:

DRESSING ROOM

Georgian style double glazed window to rear. Laminate floor. Down lighting. Leading to:

EN SUITE BATHROOM

Suite comprising: panelled bath, Jack & Jill wash hand basins and WC. Tiled surround

FAMILY BATHROOM

Double glazed window to rear. Suite comprising: tiled shower cubicle, panelled bath, wash hand basin, wc. Heated towel rail.

BEDROOM

Double glazed Georgian style window to front. Vanity unit with wash hand basin inset. Radiator.

BEDROOM

Double glazed window to rear. Victorian fireplace.

OUTSIDE

FRONT

Paved Driveway providing off road parking for several vehicles. Double timber gates to rear.

REAR

Shingled garden with raised pond and flower beds to sides. Pergola and patio area providing a perfect setting for outdoor entertaining. Views over open countryside and allotments.

WORKSHOP - Latch door with windows to front

STUDIO/HOME OFFICE - Georgian style windows to side and rear. Vinyl flooring. Pine ceiling. Light and power.



EPC Rating- D



House Approx. Gross Internal Area 1631 sq. ft / 151.8 sq. m
Approx. Gross Internal Area (Incl. Outbuildings) 1864 sq. ft / 173.2 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.

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