



Ibbett Mosely

19 Ashen Grove Road Knatts Valley,  
Kent, TN15 6YE





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**A RARE OPPORTUNITY TO ACQUIRE A 6 BEDROOM FAMILY HOME SITTING ON A PLOT OF APPROXIMATELY 3.25 ACRES WITH SELF CONTAINED ANNEXE - STUNNING FAR REACHING VIEWS**

**Guide Price: £1.2m**

- Master Bedroom with En Suite
- 5 Further Bedrooms
- 3 Reception Rooms
- Bootroom
- Kitchen/Utility Room
- 3 Bathrooms
- Double Garage
- 2 Outbuildings
- Paddock/Field
- Self Contained One Bedroom Annex

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### DESCRIPTION

As sole agents we are delighted present this unique property sitting on a plot of approximately 3.25 acres with stunning far reaching views. The property offers flexible family accommodation throughout with the added benefit of a Self Contained Annex which would be just perfect for an elderly relative or teenager wanting their own space. The gardens as a true feature of this property with raised decked area outside the annexe where one can enjoy the views over open countryside together with a further covered patio area which offers a perfect space and setting for outdoor entertaining. In our opinion, this is a rare opportunity to acquire a good sized home in a perfect setting with so many added features which can only be appreciated by early internal viewing. Call Ibbett Mosely for details.

### LOCATION

Ashen Grove Road is within just over 2 miles from the very heart of Otford Village with its many period buildings, famous village pond and churches. There are a number of boutique shops in the High Street together with tea rooms, antique shops, restaurants, library and surgery. There are a number of highly regarded schools close by both state and independent including Russell House, St Michael's Prep School and Otford Primary School. Otford station provides fast services to London on the London Bridge, Charing Cross line. There is a Sainsbury Superstore just over a mile away. Sevenoaks Town

Centre is almost 3 miles drive providing a wide range of shopping facilities, cinema/theatre complex, sports centre, many restaurants and coffee shops. Sevenoaks mainline station provides services to London on the Charing Cross/Cannon Street line. The M25 can be joined just the west of Sevenoaks at Chevening, Junction 5.

### ENTRANCE

Through solid front door into:

### ENTRANCE LOBBY

Double glazed windows to front. Two double glazed patio doors to rear. Slate floor. Door to:

### BOOT ROOM

Dual aspect double glazed windows to side and rear. Door to:

### HALLWAY

Radiator.

### FAMILY ROOM

Double glazed sliding patio doors to rear. Wood burning stove inset. Television point. Down lighting

### MUSIC ROOM

Feature wood burning stove. Down lighting. Laminate floor.

### DINING AREA

Opening to:

### KITCHEN

Double glazed window to front. Comprehensive range of wall and base units with work surfaces over. Built in oven and microwave.



Integral dish washer. Double stainless steel sink units with mixer tap. Down lighting.

#### BATHROOM

Double glazed window to rear. Suite comprising: Panelled bath, Wash hand basin, wc. Radiator. Tiled floor.

#### PREVIOUS ANNEXE

#### SITTING ROOM

Double glazed patio doors to rear. Television point. Down lighting.

#### KITCHEN

Double glazed window to rear. Comprehensive range of wall and base units with work surfaces over. Sink inset with mixer tap. Built in oven with 4 ring induction hob.

#### UTILITY ROOM

Space and plumbing for washing machine and dryer. Door to rear.

#### BATHROOM

Double glazed window to rear. Suite comprising: panelled bath with shower/screen. Wash hand basin. WC

#### FIRST FLOOR

##### MASTER BEDROOM

Double glazed patio doors leading out to balcony. Double glazed window to front. Radiator. Door to:

##### EN SUITE SHOWER ROOM

Fully tiled shower cubicle. Vanity unit with wash hand basin inset. WC. Down lighting. Tiled floor.

##### BEDROOM

Two double glazed windows to front. Down lighting. Radiator

##### BEDROOM

Two double glazed windows to front.

##### BEDROOM

Double glazed window to rear.

##### FAMILY BATHROOM

Double glazed window to rear. Suite comprising: panelled bath with shower attachment, shower cubicle, vanity unit with wash hand basin and wc inset.

##### 2 FURTHER BEDROOMS

Two Bedroom over the part of the house which was previously an annexe.

#### OUTSIDE

#### REAR

Perfectly located patio area providing a perfect setting for outdoor entertaining. With far reaching views a covered patio area, perfect for parties and entertaining. Double garage. Toward the bottom of the grounds a further Out Building. The uninterrupted views are absolutely stunning.

#### SELF CONTAINED ANNEXE

##### OPEN PLAN SITTING ROOM/KITCHEN 19'4" x 17'4"

Through double glazed front door. Double glazed French doors leading to raised decked patio area. Wood Burning Stove. Television point.

Comprehensive range of wall and base units with work surfaces over. Built in oven with induction hob and extractor over. Space and plumbing for washing machine. Space for fridge. Down lighting. Laminate floor.

##### BEDROOM 16'0" x 13'1"

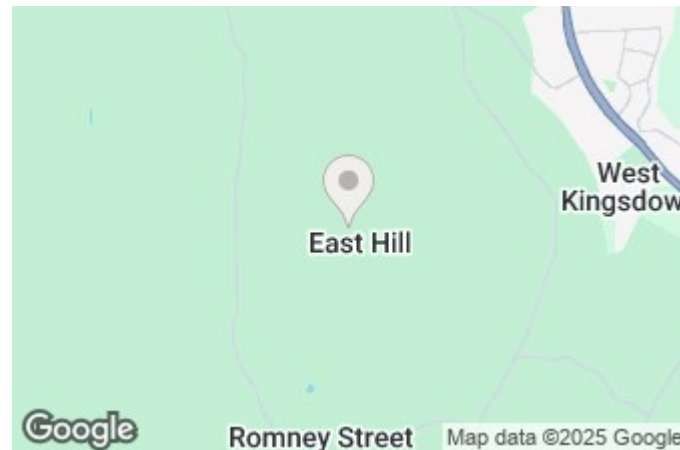
Double glazed window to front.

##### SHOWER ROOM

Suite comprising: fully tiled shower cubicle, vanity unit with wash hand basin inset, wc Slate tiled floor. Heated chrome ladder towel rail.

#### FRONT

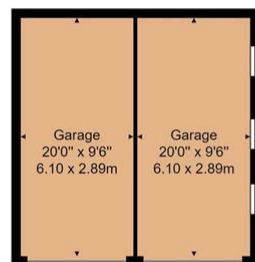
Via five bar gate onto long drive way to entrance. Field/Paddock to side.



## EPC Rating- E



Annexe



Garage



First Floor



Ground Floor

### Approx. Gross Internal Area:

- House 3101 sq. ft / 288.1 sq. m
- Annexe 627 sq. ft / 58.1 sq. m
- Garage 386 sq. ft / 35.9 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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