



Ibbett Mosely

19 Station Road, Otford, Sevenoaks,  
TN14 5QU





## 19 Station Road, Otford, Sevenoaks, TN14 5QU

**A 4 BEDROOM FAMILY HOME SITTING IN THE VERY HEART OF THE VILLAGE IN EASY WALKING DISTANCE TO VILLAGE CENTRE, SCHOOLS AND STATION - NO ONWARD CHAIN £850,000**  
**Please call Ibbett Mosely for details of forthcoming OPEN HOUSE EVENT**

- 4 Bedrooms
- Kitchen/Breakfast Room
- Home Office/Workshop
- NO ONWARD CHAIN
- Sitting Room
- Plant Room
- Garage & Off Road Parking
- Dining Room
- Downstairs Cloakroom & Family Bathroom
- Stunning far reaching views to the rear

A 4 BEDROOM FAMILY HOME SITTING IN THE VERY HEART OF THE VILLAGE IN EASY WALKING DISTANCE TO VILLAGE CENTRE, SCHOOLS & STATION - NO ONWARD CHAIN £850,000

Please call Ibbett Mosely for details of forthcoming OPEN HOUSE EVENT

### DESCRIPTION

As Sole Agents we are pleased to present this well appointed family home sitting in the very heart of the village and offering immense scope for a young family. For many years this has been a much loved family home but now comes onto the market with NO ONWARD CHAIN. The accommodation is arranged over two floors with a Sitting Room, Dining Room, Kitchen/Breakfast Room, Plant Room and a really useful room which could be used as a Home Office or Workshop. All four bedrooms and Family Bathroom are on the first floor. The rear garden offers so much scope for either a Summerhouse or larger patio providing a perfect setting for outdoor entertaining. The views to the rear are simply stunning overlooking open countryside and farm land. With NO ONWARD CHAIN we recommend early viewing on this super property. Please call Ibbett Mosely for details of the forthcoming OPEN HOUSE EVENT

### 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 a 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 part glazed door into:

### HALL/STAIRS

Staircase leading to first floor. Convactor heater.

### SITTING ROOM

Double glazed Georgian style bay window to front. Wood burning stove sitting on a tiled hearth with timber mantle. Wall lights. Laminate floor. Two radiators. Double glazed patio doors leading out to rear garden

### DINING ROOM

Tiled floor. Wall lights. Radiator. Part glazed door leading to:

### PLANT ROOM

Double glazed Georgian style window to front. Tiled floor.

### KITCHEN/BREAKFAST ROOM

Double glazed Georgian style window to rear. Comprehensive range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for cooker. Radiator. Door leading to: Garage/Workshop/Home Office

### WORKSHOP/HOME OFFICE

Two large timber doors leading out to rear garden. Range of cupboards. Down lighting. For those working from home, in our opinion this would make an ideal Home Office or Workshop.

### SMALL LOBBY

WC and wash hand basin. Radiator. Wall mounted boiler for central heating and hot water system. Double glazed door to rear.

### FIRST FLOOR

### LANDING

Access to loft. Tall storage cupboard.

### FAMILY BATHROOM

Double glazed Georgian style window to rear. Suite comprising: panelled bath, wc, vanity unit with wash hand basin inset. Heated towel rail. Tiled floor. Radiator.

### BEDROOM

Double glazed Georgian style window to rear with far reaching views over open countryside. Laminate floor. Radiator.

### BEDROOM

Double glazed Georgian style window to front. Range of fitted wardrobes. Coved ceiling. Radiator.

### BEDROOM

Double glazed Georgian style window to front. Built in wardrobe. Victorian fireplace. Laminate floor. Radiator.

### BEDROOM

Double glazed Georgian style window to rear. Laminate floor.

### OUTSIDE

### FRONT

Garden to side. Driveway providing off road parking.

### ATTACHED GARAGE

Light and power. Leading into Workshop/Home Office

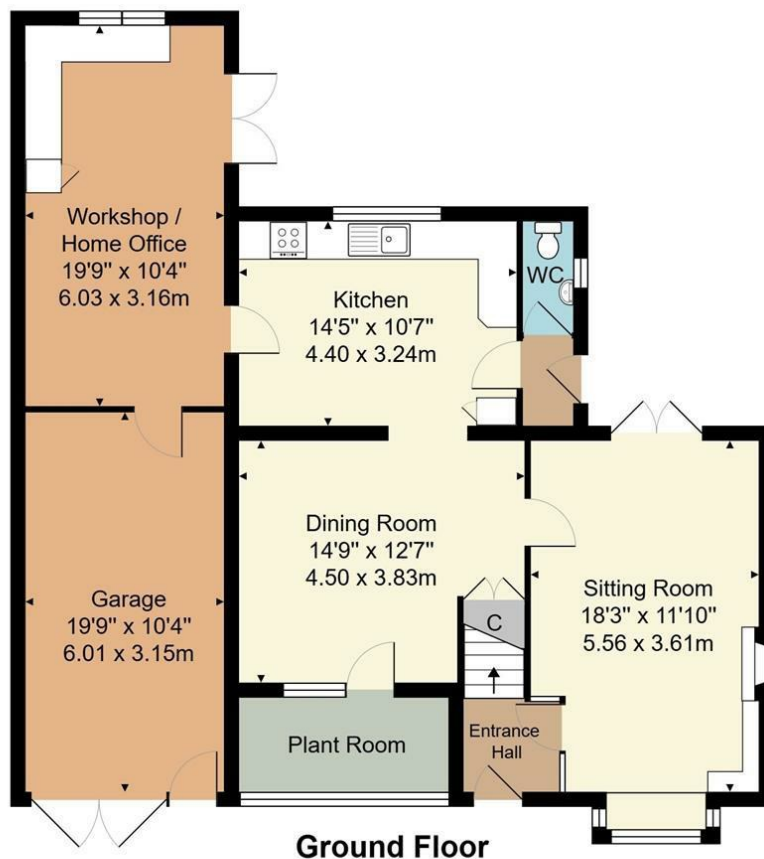
### REAR GARDEN

Paved patio with steps leading up to a lawn which is surrounded by a variety of mature shrubs and trees. The garden overlooks farm land with far reaching and uninterrupted views over open countryside, a true feature of this property.

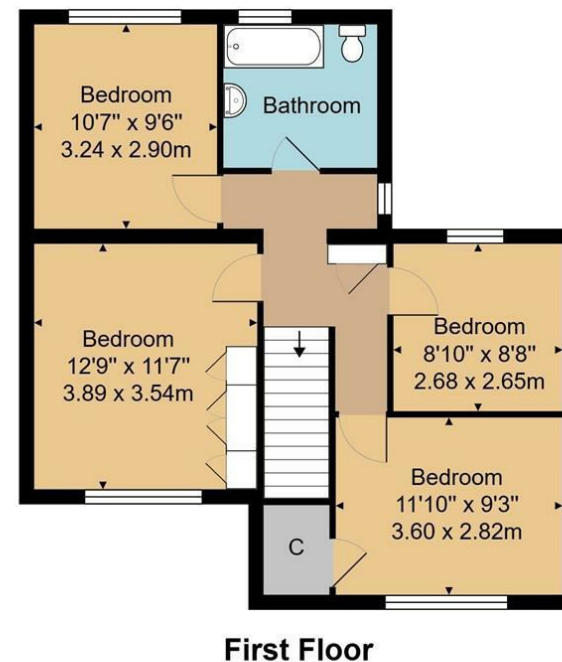




EPC Rating- D



Approx. Gross Internal Area 1775 ft<sup>2</sup> ... 164.9 m<sup>2</sup>  
(Includes Garage & Workshop)



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**

**Otford 01959 522164**

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)**

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

**...a name you can trust**  
*offices in Kent and London*