



CHURCH COTTAGE

Ibbett Mosely

Church Cottage Tinkerpot Lane, West
Kingsdown, Sevenoaks, TN15 6AA



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A CHARMING GRADE II LISTED COTTAGE BUILT CIRCA 1800's TUCKED AWAY IN A QUIET LOCATION NEXT TO THE CHURCH - GUIDE PRICE £725,000

- 4 Bedrooms
- Walk in Larder Room/Utility
- Private Parking for four vehicles
- Sitting Room
- Downstairs Shower Room
- Well Maintained Secluded Rear Garden
- Open Plan Kitchen/Dining Room
- Family Shower Room
- Many period features
- VIEWING RECOMMENDED

A CHARMING GRADE II LISTED 4 BEDROOM COTTAGE SITTING IN A LEAFY LANE NEXT TO THE CHURCH
Guide Price £725,000

DESCRIPTION

As Sole Agents we are delighted to present this charming Grade II Listed cottage, built Circa 18th century which comes onto the market for the first time in many years having been a much loved and cherished family home. The cottage sits next to St Mary's Church Woodlands, a quiet location yet only a short distance away from the popular village of Otford. The accommodation is arranged over two floors with a light spacious open plan Kitchen/Dining Room on the ground floor together with a comfortable Sitting Room over looking the rear garden. All four Bedrooms and Family Shower Room are on the first floor. In our opinion the rear garden is a true feature of this beautiful cottage. a perfect secluded setting to relax and enjoy outdoor entertaining. The cottage retains many period features with the benefit of a modern well designed Kitchen and Downstairs Shower Room. Early viewing is highly recommended.

LOCATION

Church Cottage is ideally situated in a semi rural location just a short distance from the historic village of Otford with its well known pond and many period buildings. There are a range of local shops on The Parade including a Post Office and Convenience Store. The High Street has a number of boutique shops, tea rooms and antique shops including a chemist. There are a number of highly regarded schools in the village and close by, both state and independent including Russell House Prep School, St Michaels and Otford Primary School. There are churches, library, doctors surgery, public house/restaurants, and Otford Station provides a fast service to London Bridge/Charing Cross taking 40 minutes. Sevenoaks Town centre is about 3 miles away offering a much wider range of shopping facilities including a theatre/cinema, sports centre and a mainline station with services into Charing Cross/Cannon Street. Sainsbury superstore is just over a mile from Otford and the M25 motorway can be joined just to the west of Sevenoaks at Chevening. Junction 5.

ROUTE TO VIEW

From the Otford Office turn right at the pond into Pilgrims Way.. Turn left into Row Dow and continue along towards Clarkes Lane. At the end of Clarkes Lane turn onto Tinkerpot Lane and after a short distance the property will be found on the right hand side next to St Mary's Church

ENTRANCE

Through solid door into:

OPEN PLAN DINING ROOM/KITCHEN

Two leaded light windows to side. Comprehensive range of pine wall and base units with work surfaces over. Central island with stainless steel unit with mixer tap and cupboards under. Walk in storage/larder with space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Tiled floor. Two radiators.

HALLWAY

Solid door leading out to rear garden. Staircase leading to first floor. Under stairs cupboard. Radiator.

SITTING ROOM

Leaded light window to side. Leaded light doors leading out to rear garden. Feature fireplace with wood burning stove inset. Television point. Radiator

SHOWER ROOM

Suite comprising: fully tiled shower cubicle, wash hand basin and wc. Airing cupboard housing hot water cylinder. Fully tiled surround. Tiled floor.

FIRST FLOOR

FAMILY SHOWER ROOM

Double glazed window to side. Suite comprising: fully tiled shower cubicle, wash hand basin and wc. Tiled floor.

LANDING

Window to side. Storage cupboard. Access to loft.

MASTER BEDROOM

Dual aspect leaded light window to rear and side. Range of fitted wardrobes. Radiator.

BEDROOM

Leaded light window to rear. Down lighting. Radiator

BEDROOM

Double glazed leaded light window to rear. Radiator

BEDROOM

Double glazed leaded light window to side. Radiator.

OUTSIDE

FRONT

Steps leading up to cottage and entrance. Paved pathway leading to:

REAR

Pretty cottage garden which is mainly laid to lawn and surrounded by a variety of mature shrubs and trees. Raised bed at far end of the garden.

PARKING

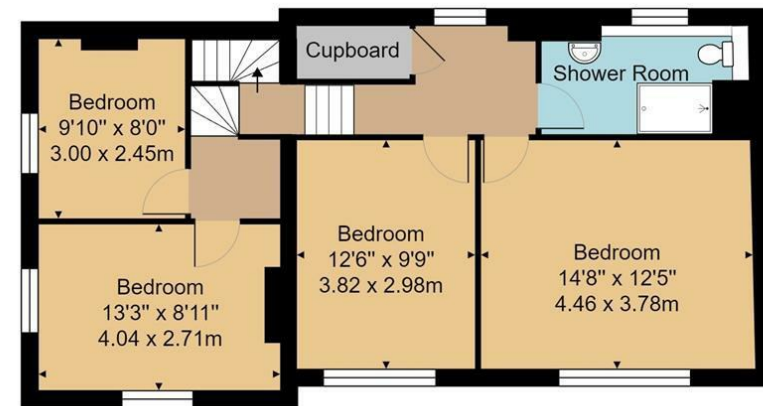
Private parking bay opposite the cottage for up to four vehicles



EPC Rating-



Ground Floor



First Floor

House Approx. Gross Internal Area 1514 sq. ft / 140.7 sq. m
Approx. Gross Internal Area (Incl. Shed) 1647 sq. ft / 153.0 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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