



Ibbett Mosely

Whitecroft Vigo Road, Fairseat, Kent, TN15
7LR



A FINE AND WELL-PROPORTIONED CHARACTER DETACHED HOUSE, SUPERBLY PRESENTED THROUGHOUT, IN A PRETTY RURAL SPOT WITH COUNTRY VIEWS AND GATED ACCESS TO ENHANCE ITS PRIVACY.

Guide Price £1,400,000 to £1,500,000

- 5 Double Bedrooms - EPC E
- 2 En-Suite
- Quality Finish Throughout
- 4 Reception Rooms
- Bespoke Kitchen/Breakfast Room
- Approx 1.2 Acre Grounds
- Convenient Location - No Onward Chain
- Double Garage
- Plenty of Parking
- Guide Price £1,400,000 to £1,500,000

Description

A desirable and SUBSTANTIAL DETACHED HOUSE full of CHARACTER and CHARM with well-proportioned accommodation including 5 DOUBLE BEDROOMS (2 en-suite) and 4 RECEPTION Rooms including a FINE DRAWING ROOM plus a BESPOKE KITCHEN/BREAKFAST ROOM. Lovely COUNTRY setting with views, yet convenient for amenities. DOUBLE GARAGE and GROUNDS of approx 1.2 ACRES.

The accommodation is arranged over 2 floors and has been presented to a high standard throughout by the present owners. The reception rooms offer a choice of both informal and formal settings, including a large dining room for entertaining. The bedrooms are all double and each offer pleasant aspects, with farmland views to front and rear.

The property sits well back from the country lane, behind electronic gates and a mature hedge leading to plenty of parking and access to the double garage. The grounds are a lovely feature being predominantly level with mature and pretty formal gardens, an enclosed strip to the side and an additional area with outbuildings to the rear. It has an alarm system, double glazing, oil fired central heating and private drainage.

Location

The property is the second on the right from the Wrotham end of Vigo Road, a country lane on the edge of Fairseat village, about 2.5 miles north of Borough Green and 8 miles east of Sevenoaks. There are lovely country walks on the doorstep and the area is popular with cyclists and horse riders alike. The area has many leisure facilities within easy reach including fitness centres, pubs and golf courses. Borough Green offers excellent local shopping facilities with more extensive shopping available at Sevenoaks, Maidstone and Bluewater. Nearest local village primary schools are at Stansted, Vigo, Trottiscliffe and Wrotham.

Mainline rail services are available at Borough Green & Wrotham, Victoria line - approx 37 mins, London Bridge 39mins, Charing Cross 50 mins, Meopham (Victoria Line - approx 54 minutes) and Sevenoaks (Charing Cross/Cannon Street - approx 30 mins). Ebbsfleet International is to the north via the A227. The junction for the M20/M26 is about 1.5 miles providing access to the M25, London and the coast.





Entrance Lobby

with windows to 2 aspects and door to:

Entrance Hall

Oak flooring. Stairs to first floor. Additional rear hall.

Cloakroom/WC

Window to rear. WC and washbasin in marble topped vanity unit

Drawing Room

Superb triple aspect room with bay windows to front and side and French doors to side and rear. Oak flooring. Minster style fireplace with log burning stove.

Sitting Room

Window to front. Minster style stone fireplace.

Study

Window to rear.

Dining Room

Window to rear and French doors to the garden.

Kitchen/Breakfast Room

A superb light and spacious room with bay window to front and windows to side. Extensive range of bespoke Chambers wall and base units in light oak with composite work surfaces and upstands. Inset ceramic sink. Oil fired AGA with electric companion cooker. Integrated microwave, dishwasher and fridge. Tiled floor.

Walk-in Pantry

A traditional pantry with extensive shelving and storage space.

Utility Room

Fitted wall and base units with sink and plumbing for washing machine. and dryer

Rear Hallway

Connecting to utility room, dining room and double garage plus door to front.

First Floor Landing

Windows to front and rear. Two hatches to boarded loft spaces. Airing cupboard.

Master Bedroom

A double aspect room with views to the rear. Built-in cupboards and fitted wardrobes. Door to:





En-suite Bath/Shower

Window to rear. Suite of wc, washbasin in vanity, panelled bath and separate tiled shower cubicle. part tiled walls and tiled floor.

Bedroom 2

Bay window to front. Range of fitted wardrobes. Door to:

En-suite Bath/Shower

Window to side. suite of wc, twin basins in vanity unit, panelled bath and tiled shower cubicle. Tile floor and part tiled walls.

Bedroom 3

Bay window to front and window to side.

Bedroom 4

Window to front.

Bedroom 5

Window to rear.

Family Bath/Shower Room

Window to side and suite of wc, panelled bath, washbasin in vanity and tiled shower cubicle. Part tiled walls and tiled floor.



Outside

The property is approached via electronically operated gates leading to a wide driveway offering plenty of parking and leading to:

Attached Double Garage

A two bay garage with electronically operated up-and-over doors, windows to rear and door to the garden. Personal door to rear hall.

Outbuilding

A useful shed/workshop with double doors, power, light and an alarm.

Grounds

The property has a total plot extending to around 1.2 acres (not verified). The gardens comprise extensive lawns extending to the side and rear, with mature planting and a patio across the rear of the house. Included in the plot there is an additional area measuring approx. 80m x 15m to one side with its own gated access. There is a small barn with additional outbuildings that may provide a footprint for potential development subject to planning.



Approx. Gross Internal Area:

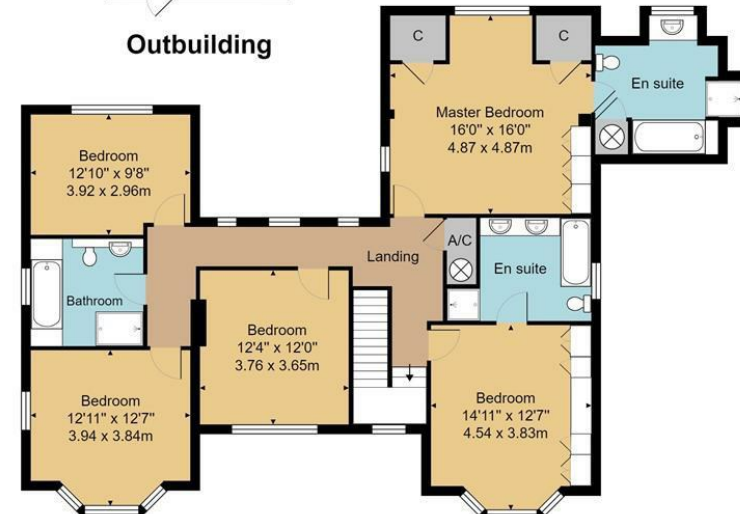
- House (Excl. Garage) 2834 sq. ft / 263.3 sq. m
- House (Incl. Garage) 3285 sq. ft / 305.2 sq. m
- Outbuilding 255 sq. ft / 23.7 sq. m



Ground Floor



Outbuilding



First Floor

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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EPC Rating- E

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