



Ibbett Mosely

The Foss London Road, Addington,
Kent, ME19 5DA



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Rarely found on the market is this ready made solution to so many buyers needs.

Multi generation living is becoming a real need in the market with care costs increasing. The mature generation are also becoming an asset with a busy family life, being able to look after children and help out with day to day living.

Young Adults are struggling to find a way to independence and rental payments are extortionate making saving for a deposit near on impossible!

All of these issues could be solved with a house like this offering separate private accommodation on one plot.

- Two Separate Houses in One!
- Multi Generation Solution or Business / Home / AirB&B
- Main House - 5 Bed Detached - EPC E
- Four Reception Rooms - Two Bathrooms
- Annex - One Bedroom Detached
- Two Reception Rooms and Ensuite Bedroom
- Potential to Extend into Double Garage
- Private but Well Linked Location
- Accompanied Viewings
- Guide Price £875,000.00

A UNIQUE home with completely separate ANNEXE! If you are looking for a MULTI GENERATION living arrangement or BUSINESS/HOME premises than this will likely suit your needs.

The main house was built in the late 1930's and offers great split level accommodation over two floors offering FIVE BEDROOMS, TWO BATHROOMS, FOUR RECEPTION ROOMS, A STUDY and DOWNSTAIRS CLOAKROOM.

The SEPARATE ANNEXE is one of the best I have seen and offers more space than some two bedroom houses on the market. TWO RECEPTION ROOMS, SEPARATE KITCHEN, LARGE DOUBLE BEDROOM and ENSUITE BATHROOM. Would be ideal if you are looking to do AirB&B as a business

Main House

A fantastic sized family home set over two floors providing lots of flexibility of usage. On the first floor, entrance at this level the house offers a welcome hallway leading to all bedrooms and bathrooms. Five in all with three very good sized doubles including the principal bedroom with walk in

wardrobe and large ensuite including a roll top bath and separate shower. The main bedroom looks out over the ample rear garden. Split level stairs give lots of character and one other bedroom offers a bank of wardrobes. A family bathroom sits centrally in the house and offers facilities for the other four bedrooms and has a bath and shower over.

The ground floor is accessed from the upstairs hallway and leads down in a central hall. Flexibility is the key to this fantastic accommodation with a large social split level lounge with feature fireplace, exposed beams. Places to sit and enjoy a book, a lower section to offer enjoyment of the tv but lots of space to work with and arrange as is needed. Triple aspect windows allow light to come in from the front of the house. A further sitting room offers options for a library or additional study area and leads into a garden room overlooking the rear. A further enclosed study with its own access to the garden sits beside this. A downstairs cloakroom is also offered off the central hall.

A large kitchen running most of the way down the side of the house with window overlooking the garden and steps down to a lovely formal dining area ensuring a great social

interaction between the hard working chef and those waiting to be fed.

Annex

Rarely available is such a perfect solution to a an annex! Separate and detached the 'Foss Barn' has all that you would need to live comfortably. Sat behind the garage with weatherboarding to the exterior it is both asphetically pleasing and functional. The accommodation offered includes a large reception room with stairs climbing to second floor (it currently has a stair lift in place if required but can be removed). This in turn leads to a dining room, currently used as a library with fantastic bookshelves allowing the owner to never run out of reading material. A door from here joins to the modern but separate kitchen which is bright with double aspect windows.

Upstairs has an open plan mezzanine style fell with an airy sizeable double bedroom with velux windows streaming light into the space. Built in wardrobes and an ensuite bathroom with shower above. If this space does not quite meet the needs of the family it could be extended as a doorway leads to the double garage at the half landing.

The annex is both registered as a residential and commercial use and has its own registered address so could well provide a place of work if required.

External

The property is accessed by electric gates with a driveway that leads down the double garage as well as offering lots of parking at the top of the plot. Multiple vehicular parking is available as well as outside the gates for overflow if required. Mature planting to the borders walled borders and raised beds.

The rear garden is a real private affair as it sits the lowest in the plot and offers a large social patio adjoining the house with multi exits. Foss Barn has access to this area.

The main house has been recently painted and is looking very crisp ready for its new owners.

Location

The property sits on the edge of Addington and Wrotham Heath and offers great access to the motorway network of the M26 / M20. Local restaurants and Hotels are nearby offering health club facilities and it is a very short distance from Wrotham Heath Golf Club.

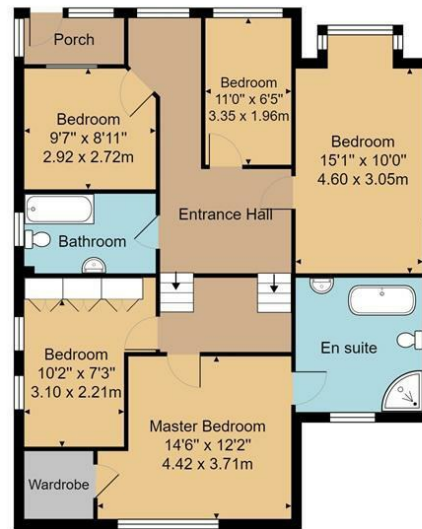
Borough Green is a short distance away off approx. 2.5 miles from the centre of the village, convenient for all amenities and the station. Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall, churches, independent restaurants and cafes and a Costa). There are well thought of local primary and secondary schools close by. London Commuter services run from the station on the Victoria line with Charing Cross/London Bridge services also available. There are excellent motorway links via the nearby M20/M26 leading to the M25 in either direction. Sevenoaks is about 7 miles to the west and Maidstone about 10 to the east.



EPC Rating- E



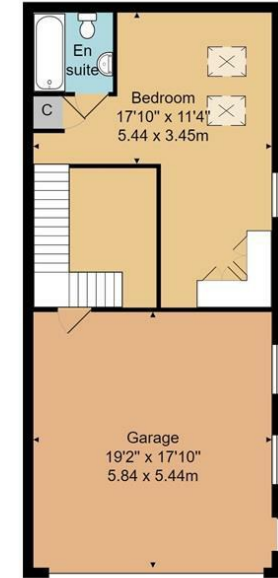
Ground Floor



First Floor



Annexe Ground Floor



Annexe First Floor

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Ibbett Mosely

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