



Ibbett Mosely

1 Park Cottages Tanyard Hill, Shorne, Kent,  
DA12 3LF



A beautifully appointed and extended double fronted cottage set in Chestnut Conservation area close to Shorne Woods Country Park with walks and country pubs on your doorstep.

Offering great options for living with the extended L shaped kitchen dining living space to the side and rear as well as the cosy lounge to the front.

Three bedrooms, Master with Ensuite and a modern but characterful bathroom are great additions as well as the fabulous West facing garden and outbuildings to the rear. Off street parking is provided also beyond the garden.

Guide Price £550,000

## Description

Seamlessly extended to ensure the look of this fabulous cottage the house is approached by a long front garden off the country lane that runs in front. A good size frontage with possibilities of adaptation to add more parking if required, subject to planning. A welcoming modern doorway that sits well with the period allows you access into the original cosy lounge with its open fire now with a wood burning stove inserted. Storage spaces to the alcoves are welcome combining shelving cupboard spaces and room for logs ready to put in the fire for those cosy evenings in the colder months. Double doors lead through to further open plan area which is truly the hub of the house. Utilising the side extension and linking the rear of the original cottage this now has a socially connected living dining

- Extended Period Cottage
- Beautifully Modernised Kitchen Living Dining Space
- West Facing Garden
- Outbuildings to Work from Home
- Two Reception Rooms
- Ensuite To Master Bedroom & Family Bathroom
- Off Street Parking to Rear
- Country Walks & Pubs
- EPC rating C - Council Tax - Gravesham D
- Guide Price £550,000

kitchen space that most modern buyers are looking for. Quality modern fittings throughout the house with character in mind make the updates merge with its original look. The modern shaker style kitchen with solid wood work surfaces are a great example of this. French doors lead out to a beautifully presented West facing garden connecting the outside space for those social gatherings.

Upstairs the house provides three bedrooms. The bright double aspect master sits to the front in the extension to offer a good sized room and ensuite shower room. The second bedroom is also a good sized double in the original cottage with feature fireplace and low level windows. The third bedroom, currently used as a dressing room offers built in wardrobes to one wall but is almost square in shape should you wish





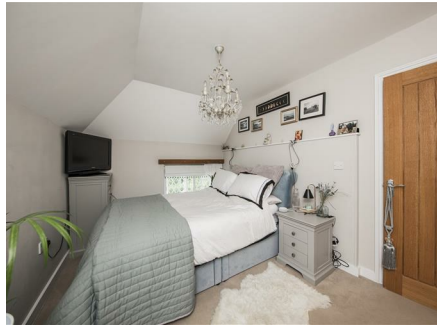
to use it as a bedroom space. The main bathroom continues the modern character feel with a roll top bath, vanity style sink and tiling.

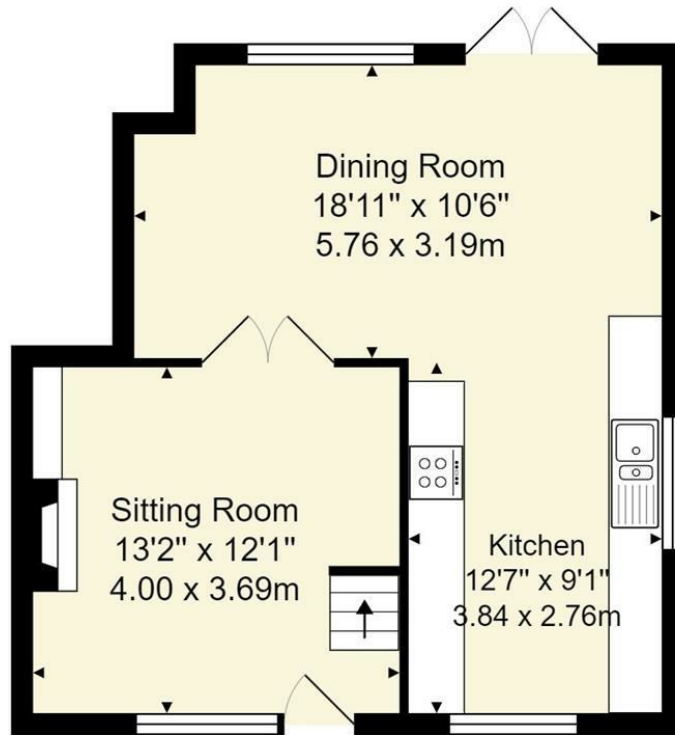
The garden is a delight with a covered seating area, cottage style planting and mature borders. Being West facing it attracts the sun from late morning til the end of the day and is a great place to spend time or socialise with the family and friends. To the rear is a brick wood store and cabin with electric that could provide a fantastic place to work from home. Beyond the garden is a parking space that can be accessed via a service road running to the rear.

### Location

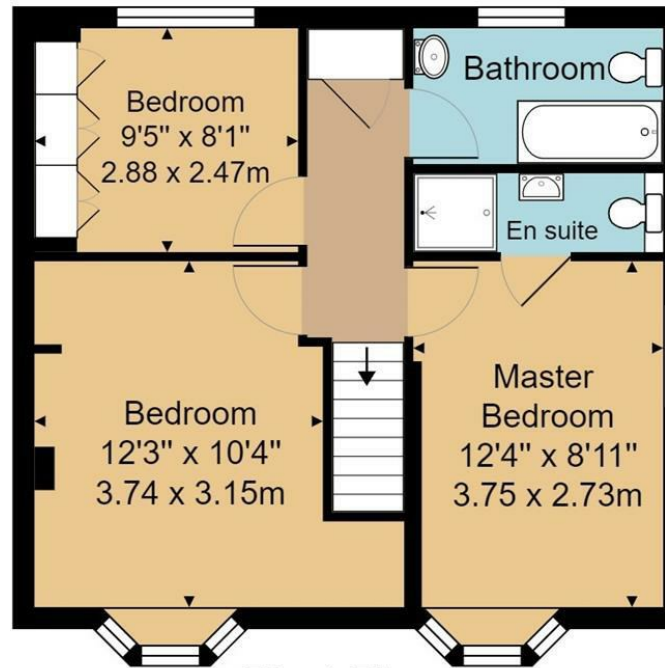
Shorne is a picturesque village offering local shops, public houses, church, pre school and primary school. Adjacent to Shorne village there is Shorne Wood Country Park, an area of outstanding natural beauty designated a site of special scientific interest for its wildlife value. The village is within easy reach of Gravesend and Medway towns providing further excellent schooling. Convenient access to the M2 and M25 motorways linking to both Gatwick and Heathrow airports, London, Bluewater and the International railway station at Ebbsfleet offering a 17 minute link to London and the Channel Ports. The commuter is well served by a coach service running from the area to London, together with main line railway station at Sole Street and Higham on the Victoria and Cannon Street line.







**Ground Floor**



**First Floor**

Approx. Gross Internal Area 946 ft<sup>2</sup> ... 87.9 m<sup>2</sup>

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**

**Sevenoaks 01732 452246**

EPC Rating- C

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