



Ibbett Mosely

Tall Trees Oak Farm Lane, Fairseat,
TN15 7JU



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A great opportunity to purchase a well priced detached bungalow in a sought after location. The benefit of a beautiful woodland style garden and decent plot with good frontage offering a drive and garage.

In need of a modern touch with potential to be extended subject to planning the property already has an open plan living kitchen dining space that could be adapted to suit todays living needs.

The property is to be sold without the complications of an onward chain.

Guide Price £600,000

- Detached Two Bedroom Traditional Bungalow
- No Onward Chain
- Modernisation Required
- Popular Oak Farm Lane, Fairseat
- Garage & Drive
- EPC rating E - Sevenoaks Council Tax Band F
- Wonderful Woodland Connected Garden
- Open Plan Living Kitchen Layout

Welcome to Oak Farm Lane, Fairseat, Sevenoaks - a charming detached bungalow nestled in a private plot within a serene woodland setting. This post-war property boasts two cosy bedrooms, ideal for a small family or those seeking a peaceful retreat.

Situated in a tranquil location, this bungalow comes with a garage and a drive, providing convenient parking options for you and your guests. While the property exudes a classic charm, modernisation is required, offering you the exciting opportunity to put your personal touch on this lovely home.

With no onward chain, the path to making this bungalow your own is clear and hassle-free. Don't miss out on the chance to create your dream living space in this idyllic setting. Contact us today to arrange a viewing and envision the endless possibilities that this property holds for you.

Description

Approached via a quiet lane the property is one of

many unique homes built on individual plots. Mostly bungalows that have been adapted over time. Tall Trees is mostly original in its layout and finishes and gives a great opportunity to its new owner to add value and modernise the space available.

The property itself has a large welcoming hallway with access to all areas. The layout is traditional with two bedrooms to the front and a bathroom and separate wc to serve them. A utility room is also provided with side access and an additional shower room.

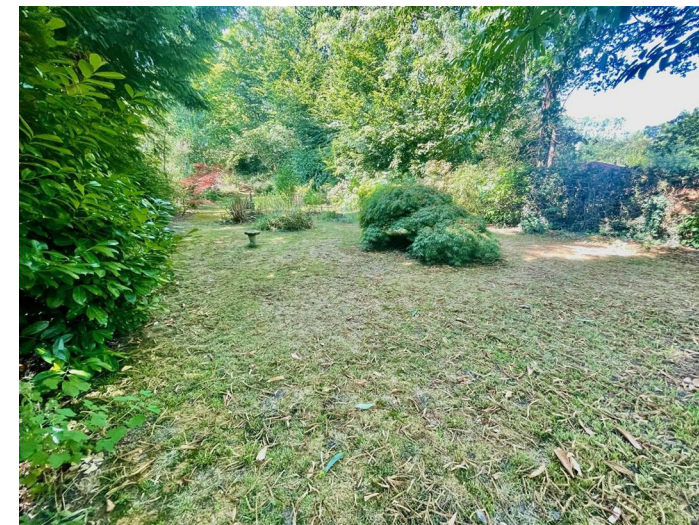
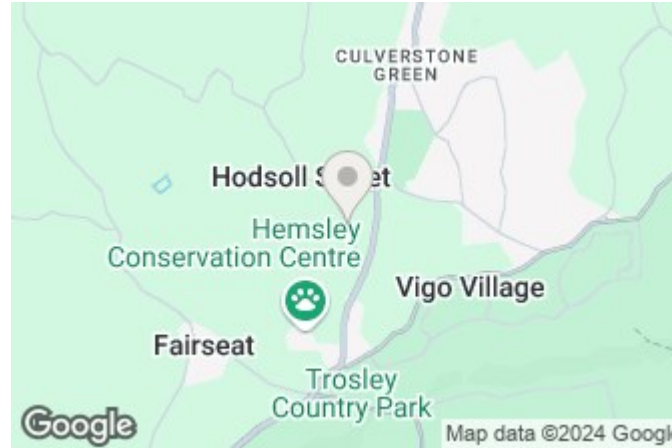
To the rear of the bungalow is the main living dining kitchen area. This has been opened up over the years and now offers one connected space with a bank of windows and patio doors overlooking the wonderful garden to the rear. Full flow is allowed with the dining room returning to the hallway at front of the property. Oak Parquet flooring is a wonderful feature of the period of build in the main reception areas.

The garden is fabulous with a mix of lawn, mature beds and planting amongst a woodland background that gives a great sense of tranquillity and privacy. To the rear the property runs to a further garden area owned by a neighbour as a development barrier to ensure the long term benefits of its location. To the side of the house are a potting shed and workshop style structure as well as side access to the garage at the end of the drive. Side access to the utility room is also given.

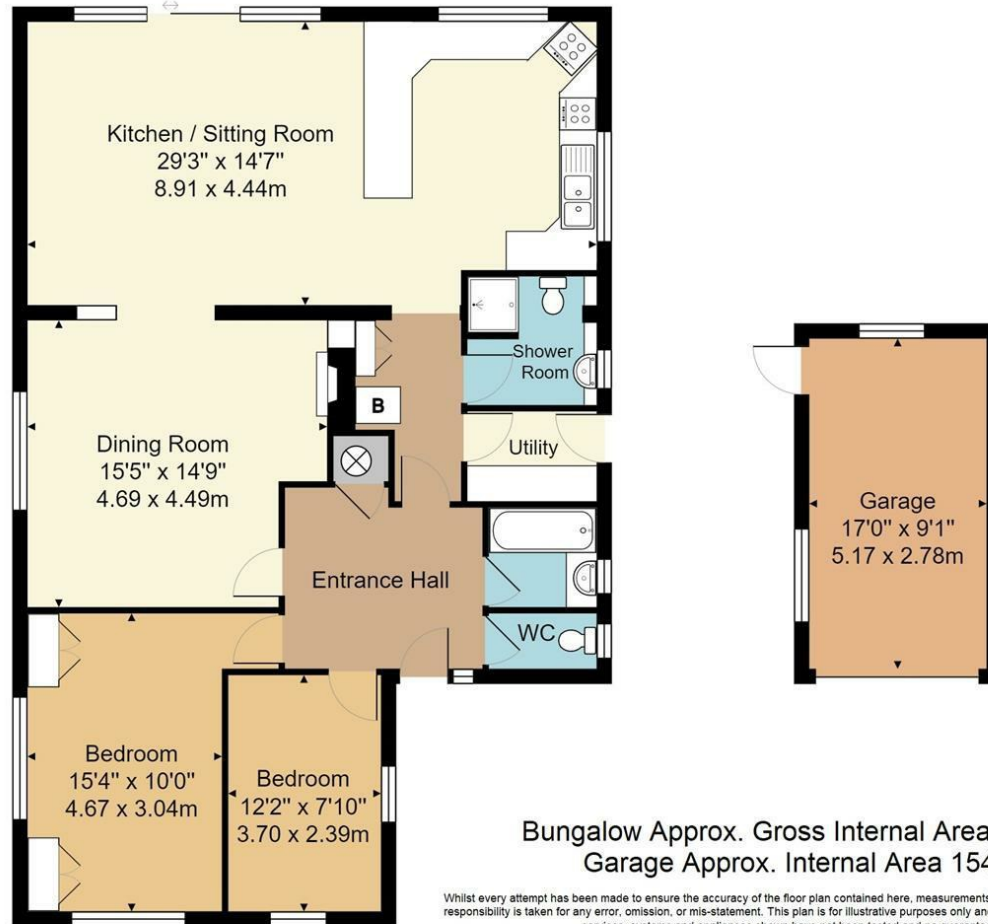
Location

The property is towards the end of Oak Farm Lane, 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.



EPC Rating- E



Bungalow Approx. Gross Internal Area 1199 sq. ft / 111.4 sq. m
Garage Approx. Internal Area 154 sq. ft / 14.4 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.

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