Ibbett Mosely

73 High Street, Shoreham, Sevenoaks,
TN14 7TB

73 High Street, Shoreham, Sevenoaks, TN14 7TB

A WELL PRESENTED 2 BEDROOM PERIOD COTTAGE LOOKING OUT TO THE FAMOUS WHITE CROSS WITH GARDEN IN EXCESS OF 200' - Guide Price £500,000

- 2 Bedrooms
- Well Designed Kitchen
- Far reaching views to rear
- Sitting Room
- Bath/Shower Room
- Many period features
- Dining Room
- Garden in Excess of 200'
- Walking distance to Shoreham Station
- NO ONWARD CHAIN

A WELL PRESENTED 2 BEDROOM CHARACTER COTTAGE WITH VIEWS OVERLOOKING THE FAMOUS WHITE CROSS. GARDEN IN EXCESS OF 200' - Guide Price £500,000

DESCRIPTION

It is always a pleasure to be able to present such a charming period cottage sitting in the very heart of this most sought after village. Sitting in walking distance to village shop and station, the cottage looks out towards the North Downs and the very famous White Cross. The accommodation is arranged over two floors with a cosy Sitting Room and Dining Room on the Ground Floor together with a well designed modern Kitchen and Bath/Shower Room. Both Bedrooms are on the First Floor. The rear garden extends to just over 200' and provides a perfect setting for outdoor entertaining. Scope for a Home Office or Gym. This pretty cottage comes onto the market ready for immediate occupation with NO ONWARD CHAIN. As sole agents we strongly recommend early viewing to fully appreciate all that number 73 has to offer.

LOCATION

The village of Shoreham sits in the Darent Valley between Eynsford and Otford in the North Downs, an area of outstanding natural beauty. It is very popular with walkers who enjoy the many footpaths and designated walks through the surrounding countryside. The village has a railway station with services to London on the Blackfriars/Victoria line and on to St Pancras. There is a school, post office/general store and several public houses. Once the home of artist Samual Palmer, Shoreham is a vibrant village with many societies and activities for all ages including the aircraft museum. Each year there are several summer events including the duck race and village fete. There are a number of highly regarded schools in the area both state and independent. Otford is just under 2 miles away with a wider range of shopping facilities, library doctors surgery and dentist. There are a number of boutique shops in the High Street with tea rooms and antique shops. The Parade has a range of useful shops including the Post Office, One Stop Shop and

Lodge Cafe. The M25 motorway can be joined just to the west of Sevenoaks at Chevening.

ENTRANCE
Through double glazed door into:

PORCH
Quarry tiled floor. Through multi paned door into:

SITTING ROOM
Double glazed window to front. Feature fireplace with open fire. Exposed beams.

HALL/STAIRS
Staircase leading to first floor.

DINING ROOM
Double glazed window to side. Latch door to under stairs cupboard. Wall mounted electric heater. Down lighting. Step up into:

KITCHEN
Comprehensive range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Built in oven with 4 ring induction hob and extractor over. Integrated dish washer and washing machine. Built
in microwave. Deep cupboard housing water cylinder. Velux window. Double glazed patio doors leading to rear garden.

BATH/SHOWER ROOM
Suite comprising: panelled bath with shower and curtain. Wash hand basin. WC.

FIRST FLOOR

BEDROOM
Double glazed window to front overlook allotments.

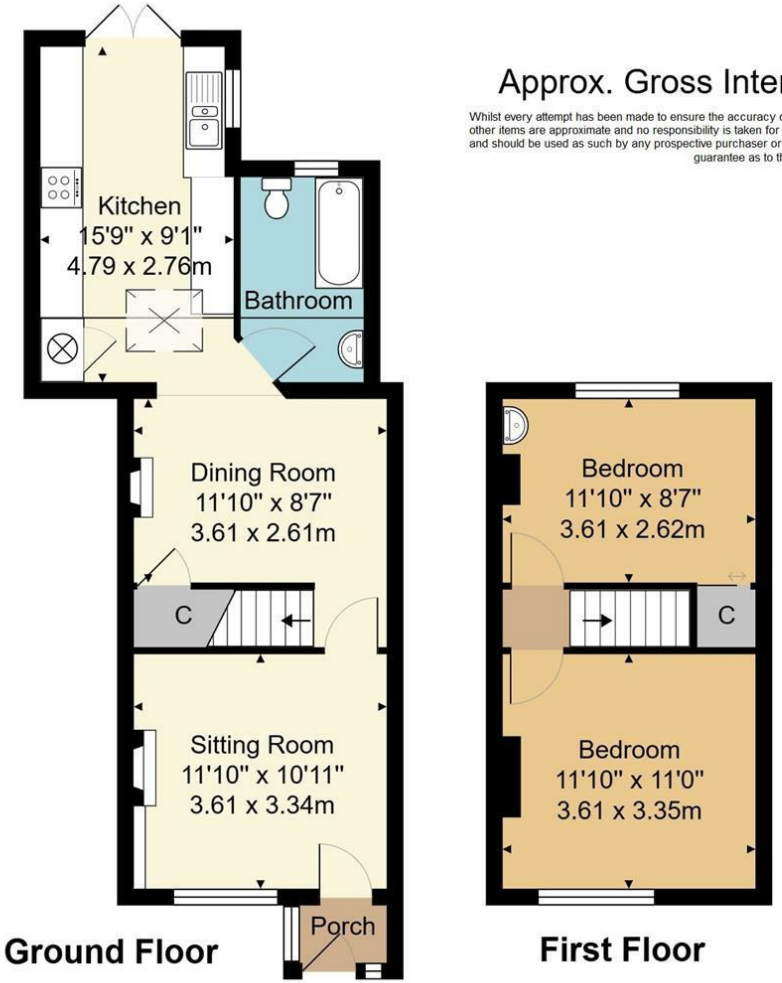
BEDROOM
Double glazed window to rear with far reaching views over the Downs and the famous White Cross. Built in wardrobe. Wash hand basin.

OUTSIDE

FRONT
Through wrought iron gate to entrance.

REAR
In our opinion the rear garden is a true feature of the cottage, in excess of 200'. A charming paved patio area providing a perfect setting for outdoor entertaining. Steps leading up to a lawned garden with variety of mature shrubs each side. The garden backs onto the open countryside of the North Downs with views over the famous White Cross

EPC Rating- D



Approx. Gross Internal Area 765 ft² ... 71.1 m²

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

Otford 01959 522164

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London