



Ibbett Mosely

September Cottage, Pickmoss Lane,  
Otford, Kent, TN14 5PJ



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**AN ABSOLUTELY CHARMING COTTAGE WITH A PRETTY COTTAGE GARDEN SITTING IN THE VERY HEART OF THE VILLAGE - NO ONWARD CHAIN £430,000**

- 2 Bedrooms
- Downstairs Shower Room
- In walking distance to all local amenities and Otford Station
- Sitting/Dining Room
- Pretty Cottage Garden
- NO ONWARD CHAIN
- Kitchen/Breakfast Room
- Gas Central Heating

A CHARMING CHARACTER COTTAGE SITTING IN THE VERY HEART OF THE VILLAGE IN WALKING DISTANCE TO ALL AMENITIES & STATION - NO ONWARD CHAIN £430,000

### DESCRIPTION

We are delighted to be able to present this charming cottage which sits in the well known Pickmoss Lane in Otford where the original 16th century Pickmoss House still sits in the Conservation Area in the central part of the village. This quiet, no-through lane is one of the most picturesque spots in the village in easy walking distance to Otford Station offering fast services to London on the London Bridge/Charing Cross line and on the Victoria/Blackfriars.

The cottage is extremely well presented being renovated with great attention to detail but at the same time retaining many original features. The comfortable Sitting Room looks out onto the lane and leads through into the Kitchen/Breakfast Room. Both Bedrooms and Cloakroom are on the first floor. The pretty south facing secluded cottage garden is

a true feature of the cottage. A perfect setting to sit, relax and enjoy the peace and tranquility of this much sought after village. With NO ONWARD CHAIN we strongly recommend early viewing to fully appreciate all the September Cottage has to offer.

### LOCATION

Otford is a vibrant village offering a wide range of facilities and clubs for all ages including the Memorial Hall which holds a number of events throughout the year and the Recreation Fields with tennis courts and convenient footpath to the neighbouring village of Shoreham. The village is known for its many historic and period buildings and famous pond. There are a number of boutique shops in the High Street including tea rooms, restaurants and public house however on the nearby Parade are a number of day to day shopping facilities including a post office and convenience store. There is surgery, a library and nearby station providing fast services to London on the London Bridge/Charing Cross line and on to Blackfriars/Victoria. Sevenoaks Town Centre is

approximately 3 miles away with a wide range of shopping facilities, sports centre, theatre/cinema complex and mainline station with fast services to London on the Charing Cross/Cannon Street line. There are a number of highly regarded schools in and around the area both state and independent. The M25 motorway can be joined just to the west of Sevenoaks at Chevening, Junction 5.

### ENTRANCE

Through solid front door into:

### SITTING ROOM

Double glazed leaded light bay window to front. Wall lights. Television point. Limestone fireplace with electric fire inset. Door leading to storage/meter cupboard. Radiator. Opening into:

### KITCHEN/BREAKFAST ROOM

Double glazed leaded light window and door to rear. Comprehensive range of shaker style wall and base units with granite work surface over. Built in oven with 4 ring induction hob set into worktop, extractor over. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine and dishwasher. Velux window. Slate floor. New boiler since 2025 for central heating and hot water system. Staircase leading to first floor.

Door leading to:

### SHOWER ROOM

Double glazed leaded light window to rear. Fully tiled shower cubicle. Vanity unit with wash hand basin inset. WC.

### FIRST FLOOR

### BEDROOM

Double glazed leaded light window to front. Built in wardrobe. Radiator

### BEDROOM

Double glazed leaded light window with views to the rear. Radiator.

### CLOAKROOM

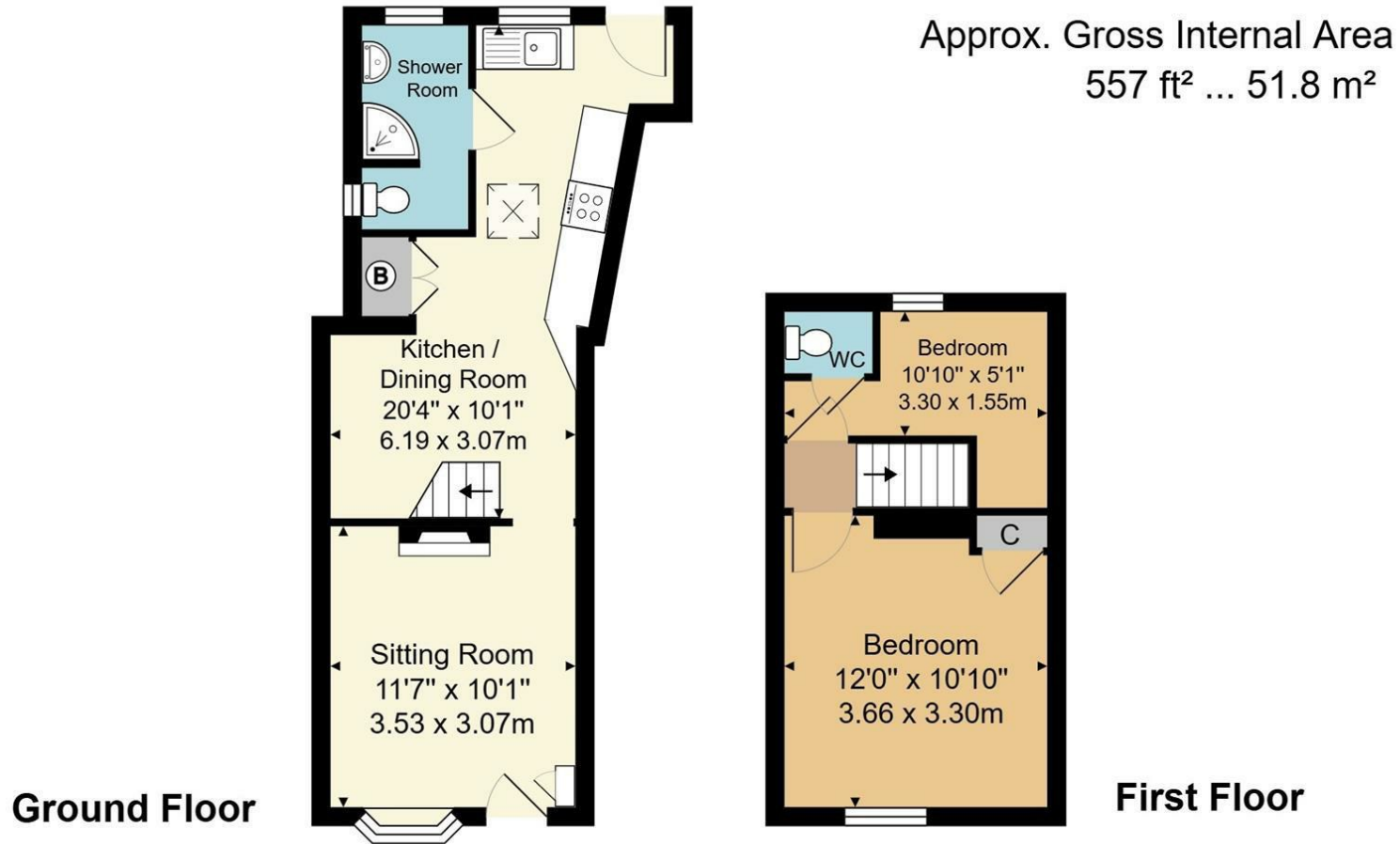
Low flush WC.

### REAR GARDEN

In our opinion this pretty rear garden is a true feature of the cottage. A perfect setting to sit and enjoy a peaceful cup of tea in the afternoon or a glass of wine on those warm summer evenings. The garden has a most attractive original flint wall with far reaching uninterrupted views. The garden is paved with flower beds and a range of pots which currently are full of colour. Wrought iron gate with pedestrian access. Outside light.



EPC Rating- B



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**

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