



Ibbett Mosely

Langara Vigo Road, Fairseat, Sevenoaks,  
TN15 7LT



A fabulous family home set within the popular village of Fairseat. Offering four double bedrooms, three reception rooms, master suite with walk in wardrobe and ensuite facilities. Modern kitchens and bathrooms as well as stunning gardens on this approx. 1/4 acre plot.

Being sold with no onward chain complications we will be happy to give you a guided tour.

Guide Price £950,000

- Modern family home in Fairseat
- Detached house with 4 double bedrooms
- Principal bedroom with walk in wardrobe and ensuite
- Open plan kitchen diner
- Bifold doors to private garden
- Large drive and double garage
- Immaculately presented, no work needed
- Semi-rural village location
- No Onward Chain
- EPC rating E - Council Tax - Tonbridge & Malling Band G

### Entrance Hall

The Entrance Hall is a welcoming space with neutral carpeting and a central staircase leading to the first floor. It provides access to the main reception rooms and benefits from natural light, creating an inviting introduction to the home.

### Sitting Room

17'10" x 13'9"

The Sitting Room is a comfortable and sizeable space with direct access to the rear garden through large bifold doors. The room is carpeted and offers a relaxed atmosphere, perfect for unwinding and enjoying garden views.

### Kitchen / Breakfast Room

17'3" x 13'1"

The Kitchen / Breakfast Room is bright and airy with a practical layout. It features a farmhouse-style sink beneath a row of windows that overlook the garden and a breakfast table for casual dining. Light cabinetry and tiled flooring complement the space, creating an inviting and functional area for cooking and informal meals.

### Utility Room

The Utility Room serves as a practical space between the Garage and Kitchen, equipped for laundry and additional storage needs.

### Dining Room

14'0" x 11'2"

The Dining Room is elegant and spacious, featuring space for a large traditional table with seating for all the family. Two large windows bring in natural light, while the decor is subtle and refined, creating a welcoming setting for family meals and entertaining. A connection to the kitchen gives a natural flow.

### Study / Family Playroom

11'2" x 8'9"

The Study is a charming and well-lit space with two large windows that allow plenty of daylight to fill the room. Its neutral decor creates a calm and productive environment, ideal for working from home or pursuing hobbies.

### Landing

The Landing on the first floor is carpeted and spacious, connecting all bedrooms and bathrooms. The decor is neutral and the area offers a quiet transition between rooms.

### Master Bedroom

13'10" x 11'8"

The Master Bedroom is a spacious retreat





featuring soft carpeting and three windows that invite plenty of natural light. The room is complemented by a walk-in wardrobe and an en suite bathroom, creating a private and comfortable living space.

### Ensuite

The ensuite is tastefully finished with a combination of light and darker tiles, featuring a walk-in shower area with a curved glass screen. A pedestal basin and a heated towel rail complete this practical and contemporary space. It also benefits from underfloor heating.

### Bedroom 2

14'0" x 10'9"

Bedroom 2 offers a bright and airy feel, with neutral carpeting and two windows enhancing the natural light. There is a built-in wardrobe providing useful storage space, making this room both practical and inviting.

### Bedroom 3

11'2" x 10'5"

Bedroom 3 is a comfortable room with soft carpeting and two windows, offering a pleasant outlook. Two built-in wardrobes provide ample storage, enhancing the room's functionality for everyday living.

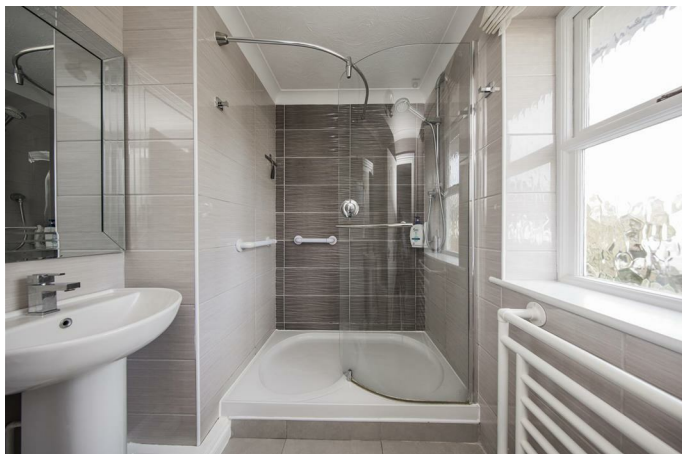
### Family Bathroom

The bathroom is fitted with a modern white suite including a bath with shower over, a vanity sink, and a WC. Light tiles and a large mirror enhance the sense of space and brightness within this well-appointed room.

### Bedroom 4

10'6" x 9'9"

Bedroom 4 benefits from two windows and built-in wardrobes, contributing to its bright and organised feel. The neutral decor and carpeting create a calm atmosphere, suitable for rest and relaxation.





## Garage 18'1" x 17'8"

The Garage is a large, integral space with double doors leading to the driveway. It offers ample room for vehicles and additional storage, with direct access to the Utility Room which has taken part of the original double garage space.

## Rear Garden

The Rear Garden is a generous and well-maintained outdoor space featuring a large lawn bordered by mature trees and shrubs, creating a private and peaceful setting. There is a paved patio area with garden furniture, ideal for outdoor dining or relaxing, as well as a charming summer house nestled at the far end of the garden.

## Front Exterior

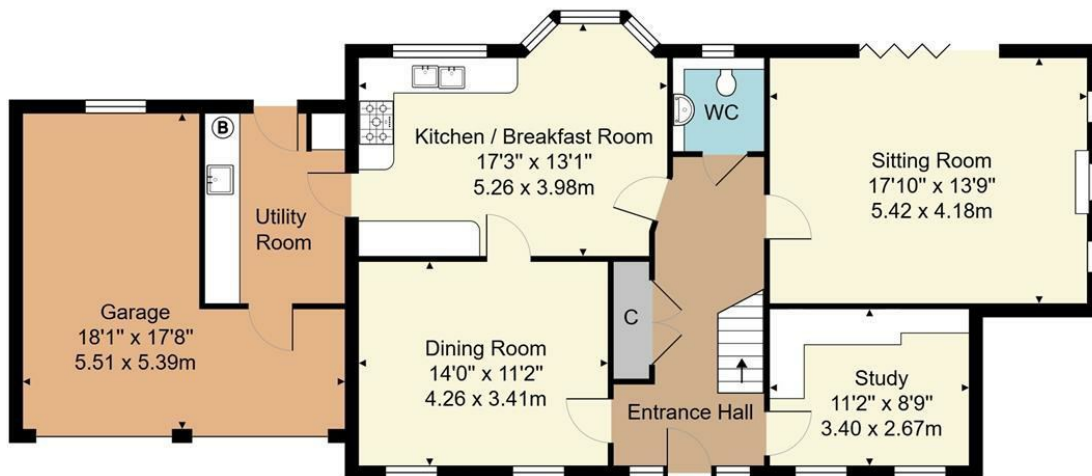
The Front Exterior of the property is marked by a spacious driveway paved in block, providing ample parking space. The front garden is neatly kept with areas of lawn and mature trees, framed by a white wooden fence and iron gates, offering curb appeal and privacy.

## Fairseat

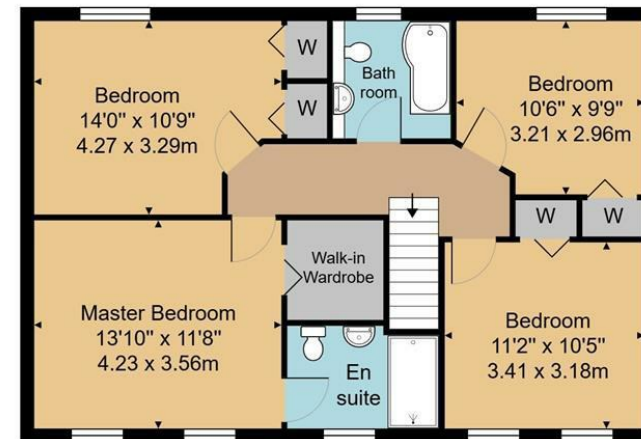
The property is centrally located Fairseat village, about 2.5 miles north of Borough Green and 8 miles east of Sevenoaks. There are lovely country walks on the doorstep and the area is popular with cyclists and horse riders alike. The area has many leisure facilities within easy reach including fitness 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.





**Ground Floor**



**First Floor**

Approx. Gross Internal Area (Incl. Garage) 2000 sq. ft / 185.8 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.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- E**

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