Ibbett Mosely

Ford Lane, Wrotham Heath, Sevenoaks TN15 7SE

Price Guide £625,000

Ford Lane, Wrotham Heath, TN15 7SE

This fabulous home and location is rare to the market being owned by the family since 1971. Positioned of a country lane on a private drive this stunning plot and home will be sure to be popular.

Guide Price £625,000 to £650,000

- Spacious and Flexible Layout
- Modern Kitchen & Bathroom
- Stunning Garden & Borrowed Views
- Garage & Drive Plus Additional Parking to Access Lane
- Outbuildings & Office Space
- EPC rating F
- Guide Price £625,000 to £650,000

Located between the charming semi-rural area of Wrotham Heath and Trottiscliffe, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1971, the property spans an impressive 1,546 square feet, providing ample space for both relaxation and entertaining.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings. The house features two well-proportioned bedrooms, ensuring a restful retreat at the end of the day. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is its stunning garden, a true haven for nature lovers and those who enjoy outdoor living. The garden not only enhances the aesthetic appeal of the home but also offers picturesque rural views, making it a perfect spot for alfresco dining or simply unwinding in the fresh air.

For those with vehicles, the property boasts generous parking space for up to six vehicles, a rare find that adds to the convenience of this home. Its location is particularly advantageous, with easy access to the motorway and railway network, making commuting a breeze.

In summary, this semi-detached house on Ford Lane presents an excellent opportunity for anyone seeking a peaceful lifestyle without sacrificing accessibility. With its spacious interiors, beautiful garden, and ample parking, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

Lounge 20'8" x 12'1"

This welcoming lounge offers a spacious and bright environment, featuring light wood-effect flooring and a wood-burning stove that adds a cosy touch. French doors open to the garden, inviting plenty of natural light and providing a delightful connection to the outdoors. The neutral walls and tasteful décor create an inviting atmosphere perfect for relaxation or entertaining.

Kitchen / Breakfast Room 18'0" x 9'6"

A bright kitchen and breakfast room featuring a modern design with white cabinetry and a striking blue mosaic tile splashback that adds character. The space is fitted with tiled flooring and includes appliances such as an oven and washing machine. A window overlooks the garden, while a door leads directly to a covered patio area, perfect for easy outdoor dining or entertaining.

Utility Room

This cosy utility area offers practical space for laundry with a washing machine under the counter, complemented by a small dining or seating nook furnished with a table and two chairs. The room features a tiled floor and provides direct access to the garden, making everyday chores more convenient.

Sitting / Dining Room 25'0" x 10'11"

A spacious sitting and dining room characterised by parquet flooring and a large window letting in natural light. The room feels homely and comfortable, with a warm palette and traditional wooden furniture. It's an ideal space for family meals or social gatherings and benefits from its open-plan layout with stairs leading to the first floor.

Bathroom

The bathroom is finished with light, neutral tiles giving a clean and fresh appearance. It is fitted with a modern white suite including a bath, toilet and basin with storage cupboards beneath. A frosted window ensures privacy while allowing in natural light.

Bedroom 1 12'4" x 11'4"

A well-proportioned bedroom featuring built-in white wardrobes and a large window that fills the room with daylight. The soft pastel walls and carpeted floor create a calm and restful space, perfect for unwinding at the end of the day.

Bedroom 2 21'8" x 7'6"

A long, narrow bedroom painted in pale tones with carpeted flooring. The room has a window at one end providing natural light and built-in storage at the other. This calm and simple layout offers ample space for a single bed and storage. This in turn leads onto a further space linked as a twin room for an additional single bedroom.

Covered Patio and Rear Garden

This charming covered patio area is perfect for outdoor dining and relaxation, furnished with a round mosaic table and chairs. It opens out to a large, well-maintained garden with various flowerbeds, mature trees and plenty of space to enjoy the countryside views beyond, creating a peaceful and private outdoor retreat.

Front Exterior

The property is set back from the road behind a long driveway bordered by mature trees and lawned areas, providing an attractive and private approach. The well-maintained front garden adds to the welcoming feel of this countryside home.

Garage and Office 21'0" x 9'0" (Garage) 9'8" x 7'8" (Office)

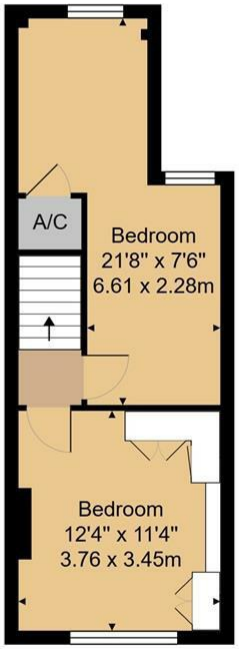
Detached garage with an adjoining office space, offering useful storage and workspace separate from the main house. Both rooms are practical additions for hobbyists or home working.

Summer House 9'7" x 9'7"

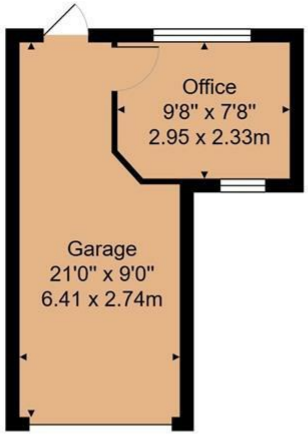
A compact summer house located at the far end of the garden, ideal for use as a hobby room or quiet retreat. Measuring just under 3 metres square, it offers a private space surrounded by greenery.

Location

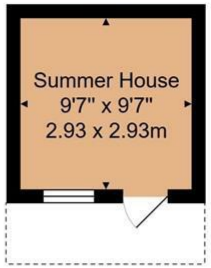
Ground Floor



First Floor



Area: 236 ft² ... 21.9 m²



Area: 92 ft² ... 8.6 m²

House Approx. Gross Internal Area 1218 sq. ft / 113.2 sq. m
Approx. Gross Internal Area 1546 sq. ft / 143.7 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

West Malling 01732 842668

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