

Ibbett Mosely

Puddledock Lane, Toys Hill, TN16 1PY

Offers In The Region Of £725,000 Freehold

bett Mosely
A name you can trust.

**In a stunning location with panoramic views to Bough Beech and beyond,
this semi-detached Grade II Period Cottage dates from the 17th Century or earlier.
Located in the Green Belt and an Area of Outstanding Natural Beauty an early inspection is highly recommended.**







- Two/Three Bedrooms
- Sitting Room
- Study/Bedroom Three
- Oil Central Heating
- Front and Back Gardens
- Bathroom
- Kitchen/Dining Room
- Shower/Utility Room
- Parking Space
- Mains water and electricity. Private Drainage.

This beautiful semi-detached Grade II listed cottage of great character is understood, in part, to date from the 17th Century or earlier.

The pretty elevations include ragstone, brick, tile hanging and some timber cladding under a tiled roof.

The cottage was enlarged a number of years ago with the conversion of the original garaging to create the inner hall, shower/utility room and the study/bedroom three.

The well maintained accommodation is arranged over two floors with entrance and inner halls, a sitting room, dining/kitchen, study/bedroom three and a shower/utility room to the ground floor, and a landing, two bedrooms and bathroom to the first floor.

There is a parking space to the front, front and rear gardens with the rear garden adjoining open fields.


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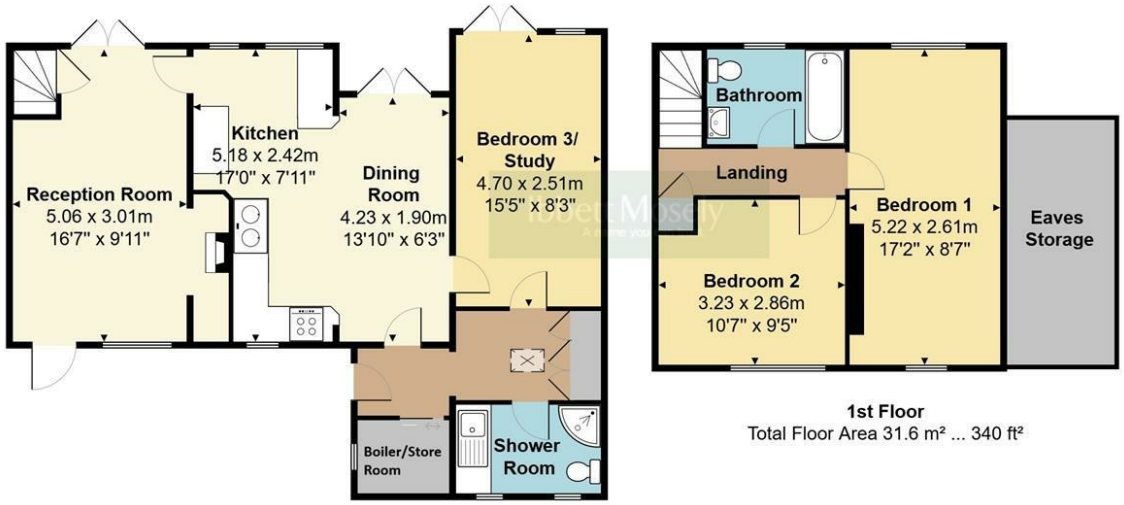

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EPC Rating - D
Local Authority - Sevenoaks, Band F

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Total Floor Area: 91.0 m² ... 980 ft² (excluding eaves storage)



Ground Floor
Total Floor Area 60.0 m² ... 646 ft²

1st Floor
Total Floor Area 31.6 m² ... 340 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

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