Ibbett Mosely

Main Road, Sundridge, Kent, TN14 6EP

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In a stunning location backing and overlooking adjoining lakes this well appointed four double bedroom family home is presented in beautiful condition and comes highly recommended.
Situated in the Green Belt and an Area of Outstanding Natural Beauty it is easily accessible to junction 5 of the M25 and a short drive to Sevenoaks shopping and station.

- Bedroom One with Dressing Area and En-Suite Shower Room
- Guest Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Sitting Room
- Well Fitted Kitchen/Dining Room
- Gas Central Heating
- Double Glazing to the Ground Floor and Triple Glazed Windows to the First Floor
- Garage and Numerous Parking
- Garden Extending to about a Third of an Acre

PRICE FREEHOLD: OFFERS IN EXCESS OF £850,000

LOCATION

Located to the east of the village where there is a general stores with sub post office, a village club, medical practice and the White Horse pub. Sundridge & Brasted Primary School is in Church Road and Radnor House Independent School in Combe Bank Drive, there are other state and private schools in the area and the property is within the Kent Grammar School catchment. There are sporting and recreational facilities in the area.
Sevenoaks town and station is about two and a half miles and there are also stations at Dunton Green, Otford and Knockholt.
M25 access at junction 5.

GROUND FLOOR

SPACIOUS ENTRANCE HALL

With radiators, alarm control panel, stairs to the first floor with cupboard under, oak effect flooring.

SITTING ROOM

A comfortable reception area with radiator and shallow bay with double glazed windows.

FITTED KITCHEN/DINING ROOM

Located to the back of the property with a fantastic aspect over the gardens to the lakes beyond, the room is triple aspect, making it light and airy, with patio doors to the terrace and garden
The kitchen area is comprehensively fitted with a range of base and wall units and built in appliance including a double oven, fridge/freezer, dishwasher, induction hob with integrated extraction, microwave, wine cooler, single drainer one and a half bow sink unit with constant filtered hot water tap. There is a breakfast bar with pop up socket, quartz work surfaces, electronically controlled lighting and thermal window blinds.

GUEST BEDROOM

With radiator, wardrobe cupboard and shallow bay with double glazed windows.

EN-SUITE SHOWER ROOM

With shower cubicle, hand basin with fitted drawers under and W.C., there a ladder style towel rail. humidity controlled extractor fan, fully tiled walls and fitted cabinet.

BEDROOM THREE

With radiator, double glazed window, linen cupboard housing a gas combi boiler for central heating and hot water and a water softner.

BEDROOM FOUR

With radiator, double glazed window and wardrobe cupboads (To stay).

BATHROOM

With enclosed bath with mixer tap, hand basin with fitted drawers under and W.C.
Chrome heated electric towel rail, tiled walls and floor, under floor heating, humidity controlled extractor fan and nichi lighting

FIRST FLOOR

LANDING

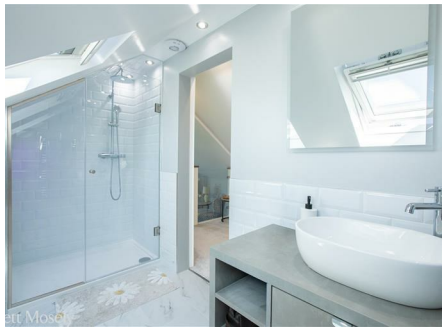
PRINCIPLE BEDROOM COMPRISING

DRESSING AREA

With radiator, Velux triple glazed window, cupboards to stay, access to the eaves storage. Glass balustrade overlooking the bedroom.

EN-SUITE SHOWER ROOM

With walk in shower, hand basin with drawers and shelves under and W.C.
There are two triple glazed Velux windows, a heated electric towel rail, shelves in recess, extractor fan and under floor heating



BEDROOM ONE (MASTER)

With radiator, part sloping ceiling and triple glazed double doors opening to a Juliette glazed balcony allowing distant views over the garden and to the lakes beyond.

OUTSIDE

There is a large pebble drive to the front with adjoining grassed and planted areas, the drive provides space for numerous vehicles.
To one side of the property gates open to more parking and leads to a DETACHED GARAGE with electric roller shutter door, side door, separate alarm, light and power.

THE GARDEN

Large paved terrace with six seat HOT TUB, there are sweeping lawns leading to the foot of the garden, there is a garden shed, outside lighting, power and garden tap.
The garden extends in all to about a THIRD OF AN ACRE and overlooks the lakes and countryside beyond.

SERVICES

Mains gas, water, electricity and drainage.

COUNCIL TAX

Sevenoaks District Council - Band "F"

ROUTE TO VIEW

From Westerham proceed on the A25 towards Sevenoaks. Pass through Brasted and into Sundridge, continue straight on at the main traffic lights and look out for a lay by on the left, go into the lay by and the property will be on the left.

Main Road, Sundridge, Sevenoaks

Ground Floor
Approximate Floor Area
1113 sq ft
(103.36 sq m)

First Floor
Approximate Floor Area
485 sq ft
(45.02 sq m)

Garage
Approximate Floor Area
185 sq ft
(17.17 sq m)

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Approximate Gross Internal Area (Excluding Garage) = 148.38 sq m / 1597 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

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EPC Rating- C

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