Ibbett Mosely

Main Road, Sundridge, TN14 6ES

Asking Price £335,000 Freehold

In the village Conservation Area and an Area of Outstanding Natural Beauty this delightful nineteenth century cottage of character offers spacious accommodation with period features

- Three Bedrooms
- Kitchen
- Replacement Windows 2025
- First Floor Bathroom
- Gas Central Heating
- Courtyard Garden
- Two Reception Rooms
- New Boiler 2018

In the village Conservation Area and an Area of Outstanding Natural Beauty this attractive nineteenth century period cottage of character has spacious three bedroom, two reception room accommodation with kitchen and first floor bathroom.
The property has mainly colour washed rendered elevations under a slate roof.

LOCATION

Within the village there is a general stores with sub post office, a medical practice, village club, public house and bowls club. Sundridge and Brasted C of E Primary School is in Church Road and Radnor House a Coeducational Day School is in Combe Bank Drive.
Sevenoaks is the main town serving the area and provides a wide choice of shops and amenities and station to London. There are other state and private schools in the area and a wide choice of sporting and recreational facilities.
M25, junction 5 is within a mile.

GROUND FLOOR

Door to the living room.

LIVING ROOM

With radiator, double glazed window, door to the front, timbered ceiling and recessed fireplace with beam over.

DINING ROOM

With radiator, double glazed window, timbered ceiling, recessed fireplace with beam over. wood effect flooring and wall light points.

KITCHEN

Fitted with a range of base and wall units, ceramic sink, built in dish washer and plumbing for a washing machine. Range style cooker with extractor over. Stairs to the first floor with cupboard under, cupboard with combi gas boiler for central heating and hot water, wood effect flooring, double glazed window and double glazed door to the garden.

FIRST FLOOR

LANDING
With hatch to the loft space.

BEDROOM ONE
With radiator and double glazed window.

BEDROOM TWO
With radiator and double glazed window.

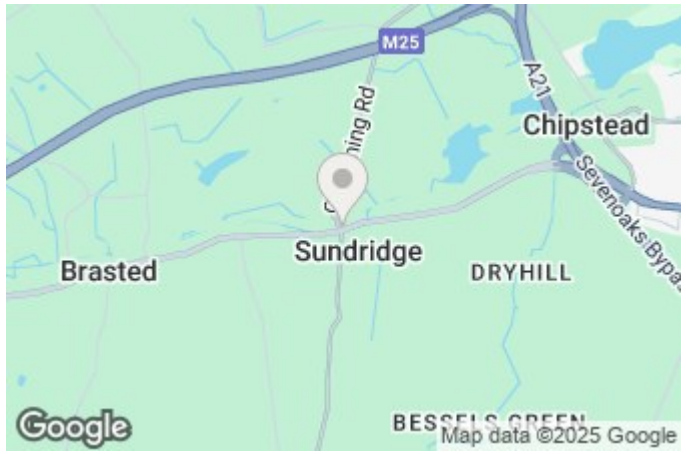
BEDROOM THREE
With radiator, double glazed window, deep storage cupboard and linen cupboard.

BATHROOM
With enclosed bath with a mixer tap and separate shower over, w.c. and hand basin. ladder style towel rail, part tiled walls, double glazed window, tiled flooring and extractor fan.

OUTSIDE
Courtyard style garden

SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage.
Sevenoaks District Council - Band "C"

ROUTE TO VIEW
From Westerham proceed on the A25 towards Sevenoaks, continue through Brasted and into Sundridge. The property will be on the left just after the main traffic lights.
Applicants viewing are advised to park in either Church Road or Chevening Road.



EPC Rating- D

Main Road, Sundridge, TN14

Total Floor Area: 83.6 m² ... 900 ft²

Ground Floor
Total Floor Area 41.5 m² ... 447 ft²

1st Floor
Total Floor Area 42.1 m² ... 453 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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