



Ibbett Mosely

76 Pilgrims Way, Wrotham, Nr  
Sevenoaks, Kent, TN15 7DG



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**A WELL PRESENTED FAMILY HOME SITTING IN THIS POPULAR VILLAGE WITH STUNNING FAR REACHING VIEWS TO THE REAR AND NO ONWARD CHAIN - £495,000**

- 3 Bedrooms
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Family Bathroom
- Off Road Parking
- Stunning Rear Garden
- Large decked patio area with covered seating area and fire pit
- Uninterrupted views over open fields
- Fully alarmed throughout

A SUPER FAMILY HOME WHICH HAS BEEN RENOVATED THROUGHOUT TO A HIGH SPECIFICATION WITH STUNNING VIEWS TO THE REAR OVER OPEN FIELDS - £495,000

### DESCRIPTION

We are delighted to present this super family home which has been renovated throughout to a high specification and great attention to detail by the current owners. The spacious Sitting Room is light and airy with a well fitted Kitchen/Breakfast Room which overlooks the rear garden. All three bedrooms and family bathroom are arranged on the first floor. The property benefits from off road parking for several vehicles. The rear garden is an absolute delight and provides a perfect setting for outdoor entertaining with a large raised decked patio area which offers a covered seating area for a number of people. Lighting and power and a central fire pit, just perfect for those summer family bbq's. The views to the rear are just stunning, ideal for dog walkers. The garden is completely enclosed, a perfect safe area for young children to play and enjoy being outdoors.

### LOCATION

This super property is situated in the historic village of Wrotham with it's village shop, public houses, recreation ground and cricket pitch. The highly regarded primary school which has been given an excellent rating by Ofsted, secondary school and church. The village of Borough Green is close by with a variety of shops, restaurants, public house, primary school, churches, doctors and dentist surgeries, also Reynolds Retreat Health Spa and Country Club. Borough Green station offers services to London on the Victoria/Blackfriars line. Maidstone and Ashford International is approximately 1.4 miles away. Sevenoaks Town Centre offers a much wider range of shopping facilities including a sport centre, theatre/cinema complex and mainline station providing fast services to London on the Charing Cross/Cannon Street line. There are a number of gold clubs in Sevenoaks including Wildernesse and Knoll together with cricket, hockey and rugby on the well know Vine.

### ENTRANCE

Through double glazed door into:

### HALL/STAIRS

Staircase leading to first floor. Radiator.

### SITTING/DINING ROOM

Two double glazed windows to front. Wall mounted television point. Laminate floor. Two radiators enclosed in cabinets.

### KITCHEN/BREAKFAST ROOM

Two double glazed windows overlooking rear garden. Double glazed door to rear. Comprehensive range of shaker style wall and base units with work surfaces over. Breakfast bar. Built in double oven with 4 ring gas hob set into work top. Space and plumbing for washing machine, tumble dryer and dish washer. Wall mounted boiler for central heating and hot water system. Double glazed door to side.

### CLOAKROOM

Double glazed window to side. Wash hand basin. WC. Laminate floor. Radiator.

### FIRST FLOOR

#### LANDING

Access to loft. Cloaks cupboard.

#### BEDROOM

Double glazed window to side. Built in wardrobe. Laminate floor. Radiator.

#### BEDROOM

Dual aspect double glazed windows to front and side. Build in wardrobe. Radiator.

#### BEDROOM

Double glazed window to front. Eaves storage space. Built in cupboard. Radiator.

#### BATHROOM

Two double glazed windows to rear. Suite comprising: shower bath and screen, wash hand basin, wc. Italian tiled surround. Tiled floor. Chrome heated towel rail. Down lighting.

### OUTSIDE

#### FRONT

Pathway leading to entrance. Gate to side. Mainly laid to lawn with off road parking for several vehicles

#### REAR

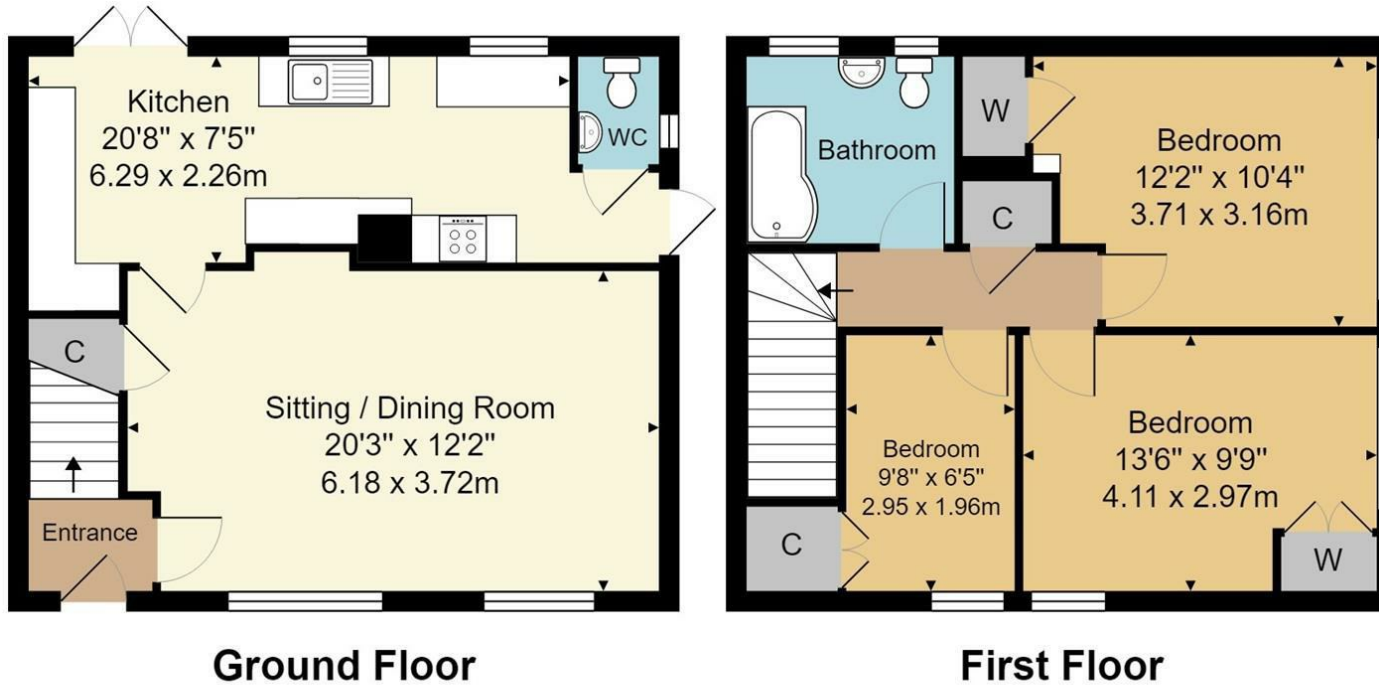
The rear garden is a true feature of this property. A paved patio area with steps leading up to a well maintained lawn which is surrounded by a variety of shrubs and trees. To the rear of the garden is a spacious raised decked area with light and power which is covered a provides seating for several people with a central fire pit. Gate to rear leading out onto open fields with uninterrupted views over open countryside. A perfect setting.

#### ROUTE TO VIEW

From the Otford Office proceed in a northerly direction turning right into Pilgrims Way East. Continue through Pilgrims Way turning right into Kemsing Road. Turn left into Battlefields and continue on to Pilgrims Way where the property will be found on the left hand side.



## EPC Rating- C



Approx. Gross Internal Area 980 sq. ft / 91.0 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**

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