



Ibbett Mosely

26 The Butts, Otford, TN14 5PR



26 The Butts, Otford, TN14 5PR

A SPACIOUS FAMILY HOME SITUATED IN EASY WALKING DISTANCE TO ALL LOCAL AMENITIES
Offers Invited £995.000

- Master Bedroom with En Suite
- 4 Double Bedrooms
- Open Plan Kitchen/Diner/Family Room
- Sitting Room
- Study
- Utility Room
- Cloakroom & Family Bathroom
- Off Road Parking for several vehicles
- 130' Garden with Outbuilding Potential for Home Office

A SPACIOUS FAMILY HOME SITUATED IN EASY WALKING DISTANCE TO ALL LOCAL AMENITIES
Offers Invited £995.000

DESCRIPTION

As Sole Agents we are delighted to present this impressive family home sitting in a much sought after location in easy walking distance to the village centre, schools and station. The property offers spacious and versatile living accommodation which is arranged over two floors with a 31' Open Plan Kitchen/Diner/Family Room, Sitting Room and Study on the Ground Floor. On the First Floor there is a Master Bedroom with En Suite Bathroom together with four further Bedrooms and Family Bathroom. The rear garden offers so much potential for outdoor entertaining. Currently there is a timber out building which could be transformed into a Home Office, just perfect for those wishing to work from home. For those seeking a family home for a young growing family in this popular village, look no further as this property offers so much..... and more. Early viewing is highly recommended.

LOCATION

Otford is a vibrant village offering a wide range of activities and clubs for all ages with tennis courts in the recreation fields and the Memorial Hall where a number of activities are held throughout the year. The village is known for its many

period buildings and famous village pond. There are a number of boutique shops in the High Street together with tea rooms and antique shops. Close by The Parade offers a number of day to day shopping facilities including a post office and convenience store. There are many highly regarded schools in the area including Otford Primary School, Russell House Prep School and St Michaels. Otford Station offers fast services to London stopping at London Bridge and Charing Cross. Sevenoaks Town Centre is approximately 3 miles away with a wide range of shopping facilities, cinema/theatre complex, sports centre, restaurants and mainline station. The M25 motorway can be joined just to the west of Sevenoaks at Chevening, Junction 5. Access to all major road networks, Dartford River Crossing and Bluewater Shopping/Leisure complex, Heathrow and Gatwick airports.

PORCH

Through glazed door into:

ENTRANCE HALL

Staircase to first floor. Parquet flooring. Radiator enclosed in fretwork cabinet.

CLOAKROOM

Double glazed window to side. Vanity unit with WC and wash hand basin inset. Tiled floor. Radiator.

SITTING ROOM

Double glazed patio doors leading to rear garden. Radiator.

STUDY

Double glazed window overlooking rear terrace.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

Two double glazed windows to front. Comprehensive range of wall and base units with work surfaces over. Brick chimney recess with Range Master inset and extractor over. Integrated dish washer. Twin stainless steel inset sinks with mixer tap. Double glazed patio doors and window leading to rear terrace. Tiled floor.

UTILITY ROOM

Double glazed window to front. Space and plumbing for washing machine and tumble dryer. Space for American style fridge freezer. Chilled wine rack.

FIRST FLOOR

LANDING

Double glazed window to side. Access to loft. Airing cupboard.

MASTER BEDROOM

Double glazed window to rear. Two double glazed windows to side. Range of fitted wardrobes to one wall. Door leading to:

EN SUITE SHOWER ROOM

Velux window. Suite comprising: Fully tiled shower cubicle, vanity unit with wash hand basin and wc inset. Tiled floor.

BEDROOM

Double glazed window to front. Range of fitted wardrobes. Radiator

BEDROOM

Double glazed window to front. Range of fitted wardrobes. Radiator.

BEDROOM

Double glazed window to rear. Television point. Radiator.

BEDROOM

Double glazed window to rear. Television point.

FAMILY BATHROOM

Double glazed window to front. Suite comprising: Panelled bath with mixer tap, vanity unit with wash hand basin and wc inset. Heated chrome towel rail. Tiled floor.

OUTSIDE

FRONT

Through double timber gates onto a spacious paved driveway providing off road parking for several vehicles.

REAR

Attractive sandstone terrace providing a perfect location for outdoor entertaining. 130' x 42' mainly laid to lawn surrounded by a variety of mature shrubs and trees. Timber workshop/shed.

TIMBER OUTBUILDING: Potential for Home Office/Studio or Summerhouse.

ROUTE TO VIEW

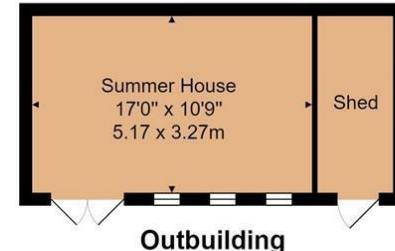
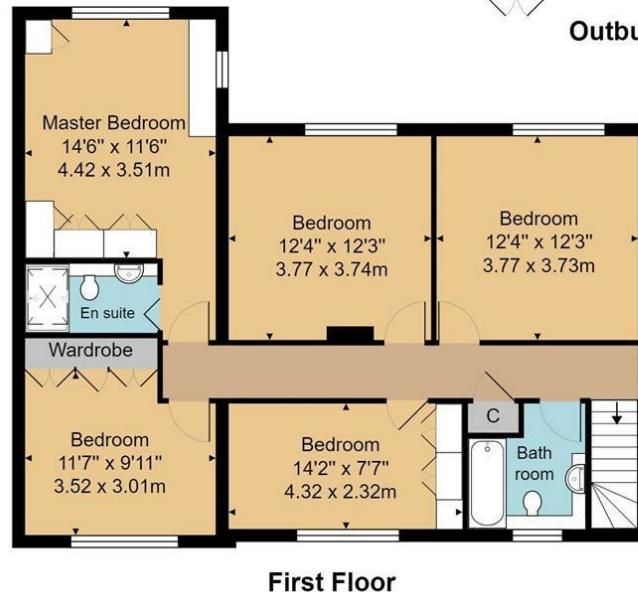
From the Otford Office turn left into Bubblestone Road. Turn right into The Butts and the property will be found after a short distance on the right hand side.



EPC Rating- B

House Approx. Gross Internal Area
1944 sq. ft / 180.6 sq. m

Outbuilding Approx. Internal Area
235 sq. ft / 21.8 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
Otford 01959 522164

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London