

Ibbett Mosely

8 Colets Orchard, Otford, Sevenoaks,
TN14 5RA







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A WELL APPOINTED FAMILY HOME IN THE VILLAGE WITHIN WAKING DISTANCE OF ALL LOCAL AMENITIES - NO ONWARD CHAIN - £820,000

- 4 Bedrooms
- Walled Garden
- No onward chain
- Large Sitting/Dining Room
- Garage
- Option for a Self Contained Annexe
- Kitchen & Utility Room
- In walking distance to station and all local amenities
- OPEN HOUSE EVENT - 4th July

A WELL APPOINTED FAMILY HOME IN THE VERY HEART OF THE VILLAGE IN WALKING DISTANCE TO ALL LOCAL AMENITIES AND STATION - NO ONWARD CHAIN £820,000

DESCRIPTON

As Sole Agents we are delighted to present this charming property sitting at the end of a much favoured cul de sac and backing onto the grounds of St Bartholomew's Church which overlooks the Village Green.
This spacious Colt Bungalow with a well established private garden has been a much loved family home for many years. Should it be required, the property could be split to create a self contained one bedroom annexe.
Viewing is highly recommended to fully appreciate all that this unique property has to offer. Call Ibbett Mosely on 01959 522164 for full details of the forthcoming OPEN HOUSE EVENT on Saturday 4th July.

LOCATION

Otford is a vibrant village offering a wide range of facilities and clubs for all ages including the Memorial Hall which holds a number of events throughout the year and the Recreation Fields with tennis courts and convenient footpath to the neighbouring village of Shoreham. The village is known for it's many historic and period buildings and famous pond. Within easy walking distance are a number of boutique shops, tea rooms, restaurants and a public house. There is also a surgery, a library and station nearby providing fast services to London Bridge/Charing Cross, Victoria and Blackfriars. A short walk takes you to the nearby Parade of shops including post office and convenience store. Sevenoaks Town Centre is approximately 3 miles away offering a wide range of shopping facilities, theatre, sports centre and mainline station. There are several highly regarded schools in Sevenoaks both private and state.

ENTRANCE

Through part glazed door into:

HALLWAY

Two deep storage cupboards. Access to loft. Radiator.

SITTING ROOM

Double glazed window to rear and side. Feature fireplace with open fire (currently closed off). Television point. Two radiators. Opening into:

DINING ROOM

Radiator.

KITCHEN
Double glazed window to front. Comprehensive range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space and plumbing for dish washer. Oven with extractor fan. Double doors to airing cupboard housing hot water cylinder. Tiled floor. Radiator. Door leading to:

UTILITY ROOM
Double glazed door to rear. Small window to front. Space and plumbing for washing machine. Space for fridge/freezer.

BEDROOM 1
Double glazed window to rear. Built in wardrobe. Radiator. Door leading to:

CLOAKROOM
Small double glazed window to side. Suite comprising: WC, Vanity unit with wash hand basin inset. Floor standing boiler.

BEDROOM 2
Double glazed window to rear. Radiator.

FAMILY SHOWER ROOM
Double glazed window to front. Fully tiled shower cubicle. Vanity unit with wash hand basin inset. WC. Tiled floor. Radiator.

BEDROOM 3
Double glazed window overlooking front garden. Radiator

POTENTIAL SELF CONTAINED AREA

ENTRANCE HALLWAY
Glazed front door. Staircase leading to first floor. Under stairs cupboard. Radiator.

SITTING ROOM
Double glazed French doors leading out to rear garden. Radiator.

WORKSHOP/POTENTIAL KITCHEN
Currently used as a workshop but has potential to be changed into a Kitchen. Radiator.

BEDROOM 4
Double glazed window to rear. Radiator.

LANDING
Velux window.

BATHROOM
Double glazed window to front. Suite comprising: Panelled bath, wash hand basin and WC. Radiator.

OUTSIDE

FRONT
Driveway leading to entrance. Timber gate to side leading to rear garden.

REAR
In our opinion the rear walled gardens are a true feature of this charming property. An area of lawn surrounded by a variety of mature shrubs and trees providing a perfect setting for outdoor entertaining. Down the right hand side of the property is a workshop/store with garden access. There is also a Kitchen/Garden area with a large Greenhouse.

GARAGE
Up and over door. Light and power.









EPC Rating- D



House Approx. Gross Internal Area 1850 sq. ft / 171.9 sq. m
Garage Approx. Internal Area 145 sq. ft / 13.5 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.

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Otford 01959 522164

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