



Ibbett Mosely

Bridge Cottage, Darenth Way,
Shoreham, Sevenoaks, TN14 7SE



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A GRADE II LISTED COTTAGE SITTING IN THE VERY HEART OF THE VILLAGE OVERLOOKING THE RIVER DARENT - NO ONWARD CHAIN Guide Price £520,000

- 2 Bedrooms
- Utility & Cloakroom
- Off Road Parking
- Sitting Room
- Family Bathroom
- NO ONWARD CHAIN
- Open Plan Dining Room/Kitchen
- Courtyard Garden

A GRADE II LISTED COTTAGE (circa 1740) SITTING IN THE VERY HEART OF THE VILLAGE OVERLOOKING THE RIVER DARENT NO ONWARD CHAIN - £520,000

DESCRIPTION

It is always a pleasure to be able to present a property such as Bridge Cottage dating back to 17th century and retaining so much history over the years. The cottage sits in the very heart of the village overlooking the Darent River and War Memorial., such a beautiful location. The cottage has been sympathetically updated by the present owners with much thought and attention to detail. The accommodation is arranged over two floors with an open plan Dining Room/Kitchen on the ground floor over looking the pretty courtyard garden. A Sitting Room and Cloakroom. Both Bedrooms and Family Bathroom are on the first floor. Off road parking is available with a parking permit from the council.

If you wish to view this property please call Ibbett Moseley on 01959 522164 to book a slot at the OPEN HOUSE on Saturday 6th April

LOCATION

The village of Shoreham sits in the Darent Valley between Eynsford and Otford in the North Downs, an area of outstanding natural beauty. It is very popular with walkers who enjoy the many footpaths and designated walks through the surrounding countryside. The village has a railway station with services to London on the Blackfriars/Victoria line and on to St Pancras. There is a school, post office/general store and several public houses. Once the home of artist Samuel Palmer, Shoreham is a vibrant village with many societies and activities for all ages including the aircraft museum. Each year there are several summer events including the duck race and village fete. There are a number of highly regarded schools in the area both state and independent. Otford is just under 2 miles away with a wider range of shopping facilities, library doctors surgery and dentist. There are a number of boutique shops in the High Street with tea rooms and antique shops. The Parade has a range of useful shops including the Post Office, One Stop Shop and Lodge Cafe. The M25 motorway can be joined just to the west of Sevenoaks at Chevening.

ENTRANCE

Through solid front door into:

SITTING ROOM 20' x 11'

Two multi paned sash windows to front overlooking the River Darent and War Memorial. Exposed brick wall with corner period fireplace, open fire and raised hearth, bressumer beam. Stripped timber floor. Two thermostatically controlled radiators. Latch door leading to:

OPEN PLAN DINING ROOM/KITCHEN 18'6 x 15'

DINING AREA:

Window to rear. Original latched timber door leading out to courtyard garden. Terracotta tiled floor. Under stairs storage cupboard. Built in larder cupboard

KITCHEN:

White fretwork fronted dresser style floor standing base units with matching wall mounted dresser unit with centre display shelves and glass fronted cupboards. Solid wood Butchers Block work surface. Corner storage unit. Deep Butler sink with matching cupboard under and mixer tap. Beamed sloping ceiling with velux window. Tiled surround. Five ring Range Master cooker with double oven and extractor over. Marble work surface. Terracotta tiled floor.

UTILITY AREA 10' x 7'

Window overlooking courtyard garden. Tiled floor. Space and plumbing for washing machine. Space for American style fridge freezer. Latch door to:

CLOAKROOM

Wash hand basin and WC. Tiled floor.

FIRST FLOOR

Painted exposed brick walls to stair well. Airing/Storage cupboard.

BEDROOM 11' x 10'

Through latch door. Multi paned window to front with timber shutters overlooking the Darent River and bridge. Double built in wardrobe. Radiator.

BEDROOM 11' x 8'

Through latch door. Multi paned window with uninterrupted views across to the Darent River and bridge. Built in storage cupboard. Radiator.

BATHROOM/WET ROOM SUITE

Large velux window. Sloping ceiling. Suite comprising: slipper bath with shower attachment, shower cubicle, wc. Amtico flooring. Underfloor heating. Heated chrome towel rail.

OUTSIDE

COURTYARD GARDEN

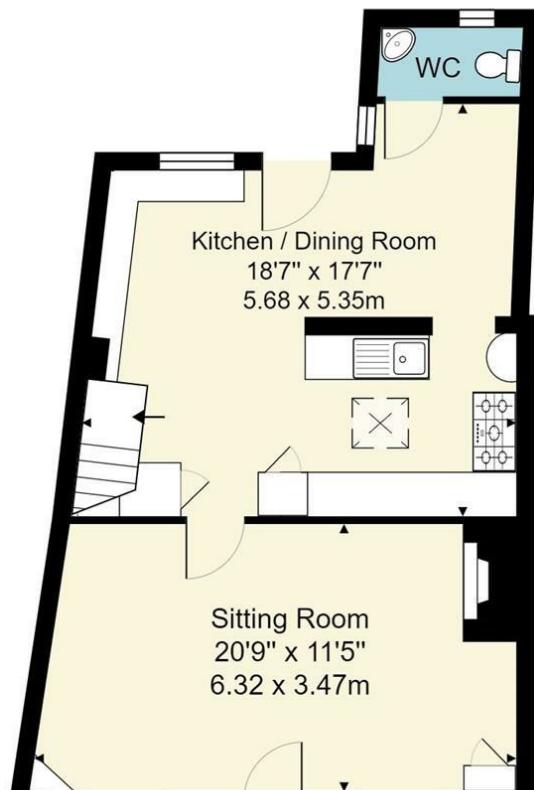
Paved patio providing a perfect secluded location for outdoor entertaining. At the rear of the property is a timber gate with right of way through the neighbouring property to Church Street.

ROUTE TO VIEW

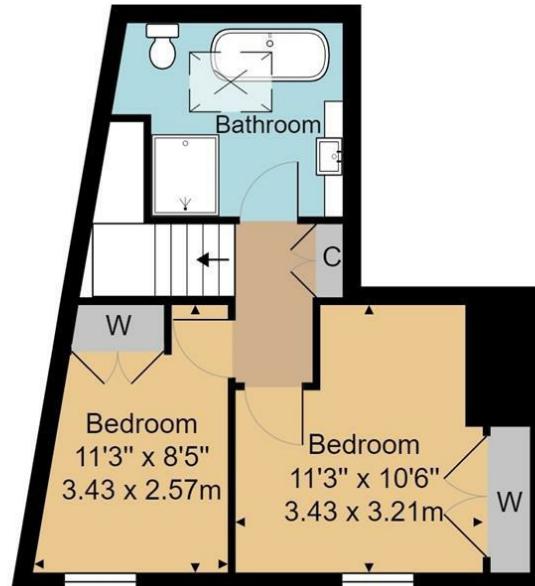
From the Otford office proceed in a northerly direction passing the station on the right hand side. Proceed along the Shoreham Road taking the left hand turning to Shoreham. Continue along passing the Samuel Palmer Public House and Church where Bridge Cottage will be found after a short distance on the right.



EPC Rating-



Ground Floor



First Floor

Approx. Gross Internal Area
886 ft² ... 82.3 m²

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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