

Ibbett Mosely

Burway, Sevenoaks Road, Otford, Kent,
TN14 5PA







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A TRULY EXCEPTIONAL 5 BEDROOM DETACHED HOUSE SITTING IN THE VERY HEART OF THE VILLAGE WITH FAR REACHING VIEWS OVERLOOKING OPEN FIELDS £1.1m

- 5 Bedrooms
- Reception/Family Room
- Family Bath/Shower Room
- Off Road Parking
- Sitting Room
- Kitchen/Breakfast Room
- Extensive Gardens
- Dining Room
- Downstairs Cloakroom
- Attached Garage

A TRULY EXCEPTIONAL 5 BEDROOM DETACHED HOUSE SITTING IN THE VERY HEART OF THE VILLAGE WITH FAR REACHING VIEW OVERLOOKING OPEN COUNTRYSIDE - £1.1m

DESCRIPTION

As Sole Agents we are delighted to be able to present this exceptional family home which sits in the very heart of the village with far reaching views over open fields. Burway has been a much loved and cherished family home for over forty years and has been lovingly maintained throughout to a high specification. The accommodation is arranged over two floors. On the Ground Floor there is a comfortable Sitting Room and Kitchen/Breakfast Room overlooking the rear gardens. The property benefits from a separate Dining Room and a further Family/Reception Room which originally was the Music Room. All five Bedrooms are on the First Floor together with a Family Bath/Shower Room. The extensive rear gardens are a true feature of Burway. The spacious paved sun terrace provides a perfect setting for outdoor entertaining leading down the to a well maintained lawn which is surrounded by a variety of mature shrubs and trees. The upper lawn can be reached by walking over a charming little stone bridge which has the stream running slowing beneath. Towards the end of this beautiful garden is an attractive tall maze and vegetable garden.

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. There are a number of boutique shops in the High Street including tea rooms, restaurants and public houses. There is a surgery, a library and nearby station providing fast services to London on the London Bridge/Charing Cross line and Victoria together with Thameslink services connecting to Sevenoaks and Blackfriars. Sevenoaks Town Centre is approximately 3 miles away with a wide range of shopping facilities, sports centre, theatre/cinema complex and mainline station with fast services to London on the Charing Cross/Cannon Street line. together with services through to Otford. There are a number of highly regarded schools in and around the area both state and independent. The M25 motorway can be joined just to the west of Sevenoaks at Chevening, Junction 5.

ENTRANCE

Through solid front door into:

ENTRANCE HALLWAY

Staircase leading to first floor with under stairs Cloaks Cupboard. Radiator.

DOWNSTAIRS CLOAKROOM

Small double glazed window to front. Vanity unit with wash hand basin inset and cupboards under. WC.

SITTING ROOM

Double glazed window to front with far reaching views over open fields. Television point. Three radiators. Double doors leading to:

RECEPTION/FAMILY ROOM
This attractive room is currently being used as a Study but was originally the Music Room. A most attractive floor to ceiling double glazed window to rear with window seat. Range of shelving/book cases and storage cupboards. Wall lights. Canadian Maple flooring.

DINING ROOM
Double glazed window to rear and side. Accessed from both the Sitting Room and Reception/Family Room. Gas fire. Radiator.

KITCHEN/BREAKFAST ROOM
Double glazed window overlooking the rear gardens. Comprehensive range of wall and base units with work surfaces over. Built in double oven with 5 ring gas hob set into work surface with extractor over. Stainless steel sink unit with mixer tap. Integral dish washer and washing machine. Serving hatch. Laminate floor. Double glazed door leading to side.

FIRST FLOOR

LANDING
Double glazed window with far reaching views. Access to loft. Radiator.

BEDROOM
Double glazed window to front. Radiator.

BEDROOM
Double glazed window to rear. Range of built in wardrobes. Wash hand basin inset with cupboard under. Cupboard housing wall mounted boiler for central hearting and hot water. Hot water cylinder. Wall lights.

BEDROOM
Double glazed window to rear. Vanity unit with wash hand basin inset. Built in wardrobe.

BEDROOM
Double glazed window to side. Range of built in wardrobes to one wall.

BEDROOM/STUDY
Double glazed window to front. Range of book cases/shelving and wardrobe.

FAMILY BATH/SHOWER ROOM
Double glazed window to rear. Suite comprising: panelled bath with shower attachment and screen. Vanity unit with wash hand basin and wc inset with cupboard under. Heated chrome towel rail. Tiled floor. Down lighting.

OUTSIDE

FRONT
Pathway to entrance with lawn to side. Driveway leading to Garage. Attached Garage with electronically operated up and over door. Light and power. Off road parking.

REAR
In our opinion this rear garden is a true feature of Burway. A spacious sun terrace provides a perfect setting for outdoor entertaining leading down to a well maintained lawn. A charming small stone bridge leads on to the upper lawn.
The slow running stream moves slowly under the bridge adds an air of tranquillity to this focal point of the garden. Towards the end of the garden is a tall well kept maze screening the rear courtyard. A well appointed Summerhouse sits to the side. The whole garden is surrounded by mature shrubs and trees.

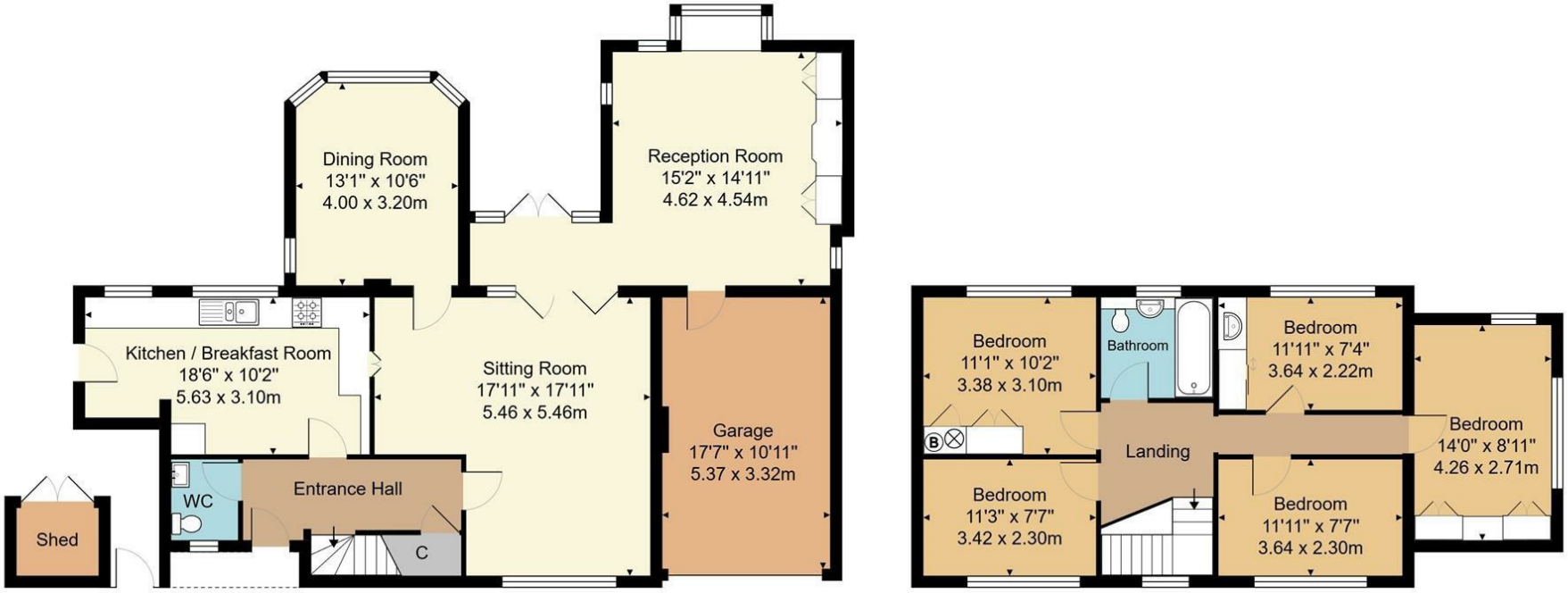








EPC Rating- D



Ground Floor **First Floor**

House Approx. Gross Internal Area 1710 sq. ft / 158.9 sq. m
Approx. Gross Internal Area (Incl. Garage & Shed) 1949 sq. ft / 181.0 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.

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