Ibbett Mosely

35 Well Road, Otford, Sevenoaks, Kent, TN14 5PS

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A SUPERB FAMILY HOUSE SITUATED IN A MOST SOUGHT AFTER LOCATION IN WALKING DISTANCE TO VILLAGE CENTRE, SHOPS, SCHOOLS AND STATION - Guide Price £875,000

- Master Bedroom with En Suite
- Kitchen
- Garden Room
- Walking distance to village
- 2 Further Bedrooms
- Study
- Beautiful Mature Garden
- Open Plan Sitting/Dining Room
- Utility
- Garage with off road parking

AN OUTSTANDING FAMILY HOME IN EASY WALKING DISTANCE TO VILLAGE CENTRE, SCHOOLS AND STATION.
PRESENTED TO A HIGH SPECIFICATION - STUNNING REAR GARDEN
Guide Price £875,000

DESCRIPTION

It has always been acknowledged that Well Road is one of the most popular locations in Otford being so convenient for village centre, schools, station and all local amenities. We are delighted to be able to present this super property which has been a much loved family home for many years. The present owners have renovated and updated the property throughout to a very high specification and with much attention to detail. The Open Plan Dining/Sitting Room looks out over the stunning rear garden. The Kitchen has been well designed and also looks out over the garden. The property benefits from a separate Utility Area which opens out into a useful Garden Room. All three bedrooms are arranged over the first floor together with a Family Bathroom. The garden is an absolute delight, mainly laid to lawn with a vegetable plot to the rear. Mature trees provide a perfect shady setting for outdoor entertaining. Early viewing is strongly recommended to avoid the disappointment of missing out on a truly delightful home.

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 its' 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 house however on the nearby Parade are a number of day to day shopping facilities including a post office and convenience store. There is surgery, a library and nearby station providing services to London on the Victoria/Blackfriars line into St Pancras. 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 on the Blackfirars/Victoria line.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 HALL

Double glazed leaded light window to front. Staircase leading to first floor. Solid timber floor.

SHOWER ROOM

Double glazed leaded light window to side. Fully tiled shower cubicle. Wash hand basin. WC. Heated towel rail. Down lighting. Tiled floor.

OPEN PLAN SITTING/DINING ROOM

Double glazed leaded light bay window to front. Feature fireplace

with Living Flame gas fire inset. Shelving and cupboards set into chimney recesses. Television point. Solid timber floor. Opening into Dining Room with double glazed patio doors leading out to rear garden.

STUDY
Double glazed window to rear. Solid timber floor. Deep storage cupboard. Radiator.

KITCHEN
Double glazed window overlooking rear garden. Comprehensive range of wall and base units with under lighting and work surfaces over. Stainless steel sink unit with mixer tap. Range style cooker with extractor over. Tile floor.

SMALL LOBBY
Tiled floor. Archway leading to:

UTILITY ROOM
Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Wall mounted Worcester boiler for central heating and hot water system. Door leading to:

GARDEN ROOM
Double glazed door leading to front. Tiled floor.

FIRST FLOOR

LANDING
Access to loft. Airing cupboard housing lagged hot water cylinder.

MASTER BEDROOM
Double glazed leaded light window to front. Built in wardrobes to one wall. Radiator. Door leading to:

EN SUITE SHOWER ROOM
Double glazed leaded light window to front. Suite comprising: fully tiled shower cubicle, vanity unit with wash hand basin inset, wc. Heated towel rail. Fully tiled surround.

BEDROOM
Double glazed leaded light window to rear. Radiator. Dressing room area with fitted wardrobes to one wall.

BEDROOM
Double glazed window to rear. Fitted wardrobes to one wall. Radiator.

FAMILY BATHROOM
Double glazed leaded light window to side. Suite comprising: shower/bath, vanity unit with wash hand basin and wc inset. Heated towel rail. Laminate floor.

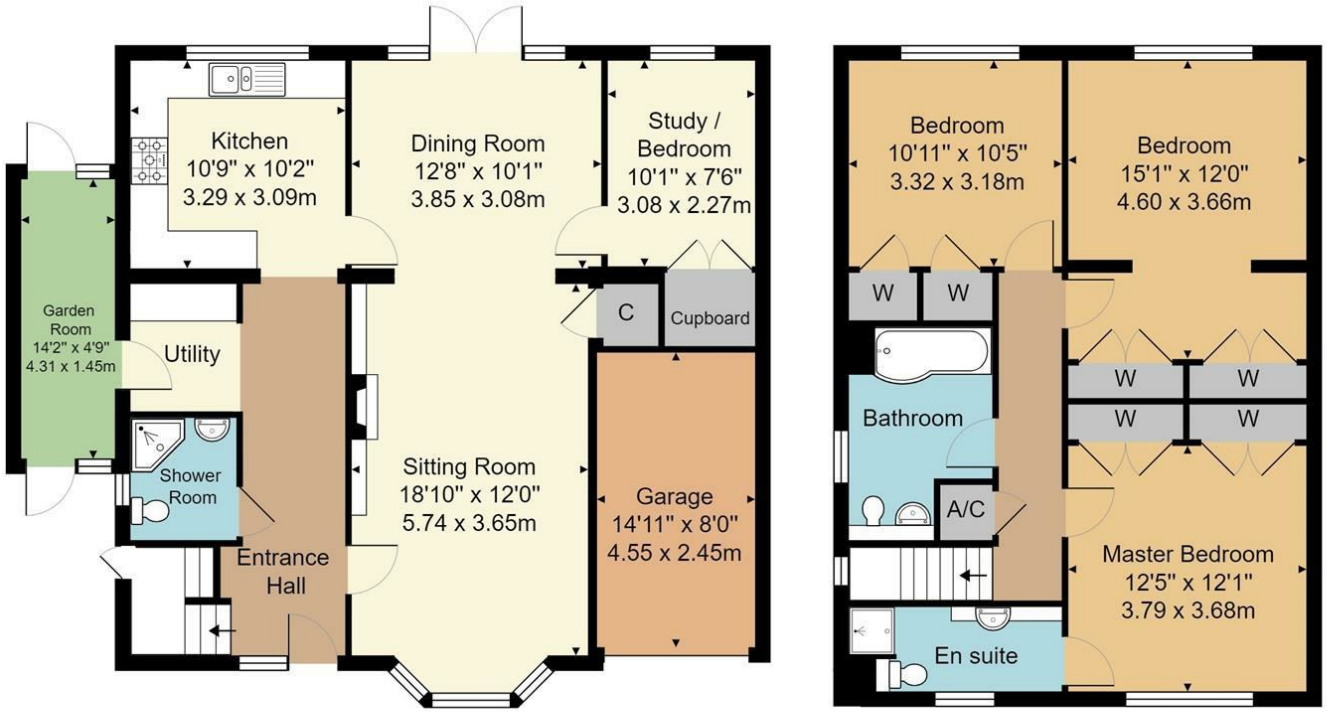
OUTSIDE

FRONT
Pathway to entrance with lawn to side. Driveway leading to garage and providing off road parking

REAR
In our opinion the rear garden is a true feature of this property. Mainly laid to lawn with several mature trees. Vegetable plot towards the end of the garden. Timber shed. A perfect location for outdoor entertaining and a secure area for young children to pay.

ROUTE TO VIEW
From the Otford office turn left into Bubblestone Road. Continue on into Well Road where the property will be found on the right hand side.

EPC Rating- C



Ground Floor **First Floor**

House Approx. Gross Internal Area 1657 sq. ft / 154.0 sq. m
Approx. Gross Internal Area (Incl. Garage) 1777 sq. ft / 165.1 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

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