



Ibbett Mosely

Woodpeckers & The Lodge, East Hill Road Kent,
TN14 6YB



A RARE OPPORTUNITY TO ACQUIRE A STYLISH DETACHED BUNGALOW WHICH HAS BEEN UPGRADED THROUGHOUT TO AN IMPECCABLE STANDARD. THE GROUNDS EXTEND TO 3 ACRES OF PRIVATE WRAPAROUND GARDENS. TUCKED AWAY FOR MAXIMUM PRIVACY IS THE SEPARATE LODGE HOUSE.

WOODPECKERS

ENTRANCE

Through double glazed door into:

OPEN PLAN SITTING/DINING ROOM/KITCHEN

Designed to be the very heart of the home. Attractive staircase leading to first floor. Double glazed window to front and double glazed patio doors leading out to rear gardens. Wall mounted television. Down lighting. Radiator. Engineered beech flooring. Opening into a stylish dream Kitchen which has been so well designed to ultimate perfection. A comprehensive range of units with granite work surfaces over. A range of appliances include oven with 5 ring gas hob, a dishwasher, his and hers fridge/freezer. Breakfast bar with granite top. Porcelain tiled floor. Spacious Dining Area. Door leading to:

BOOT ROOM

Double glazed door to rear garden. Door to Cloakroom.

BEDROOM

Dual aspect double glazed window to side and rear. Hanging space. Down lighting. Radiator. Carpeted flooring.

BEDROOM

Dual aspect double glazed windows to front and side. Engineered beech flooring. Down lighting. Radiator.

BEDROOM

Double glazed window to rear. Down lighting. Carpeted flooring.

FAMILY BATHROOM

Shower cubicle. Panelled Bath. Jack & Jill vanity units with wash hand basin inset.

FIRST FLOOR

LANDING

Velux window. Access to loft.

FAMILY BATH /SHOWER ROOM

Shower cubicle. Panelled bath. Vanity unit with wash hand basin inset. WC. Fully tiled surround. Chrome heated ladder towel rail.





BEDROOM

Two velux windows to front and one to rear. Access to loft storage space. Carpeted floor.

BEDROOM

Two velux windows to rear and one to front. Double glazed door looking out over rear gardens. Hanging space. Radiator.

SHOWER ROOM

Shower cubicle. Vanity unit with wash hand basin inset. WC. Cupboard housing boiler. Amtico flooring. Heated chrome ladder towel rail.

THE LODGE

In our opinion this fully contained 4 Bedroom residence offering a stylish kitchen and living area provides an unparalleled space for guests . A perfect location to offer Air BNB accommodation.

SITTING ROOM/KITCHEN

Double glazed sliding patio doors leading out to decked patio. Free standing wood burning stove/fireplace. Television point. Radiator enclosed in cabinet. Breakfast bar with cupboards under. Built in cooker with 4 ring hob inset. Integrated dishwasher and washing machine. Ceramic sink with mixer tap. Steps leading down to:
Master Bedroom with Dressing Room and En Suite Shower Room
3 Further Bedrooms
Family Bathrooms

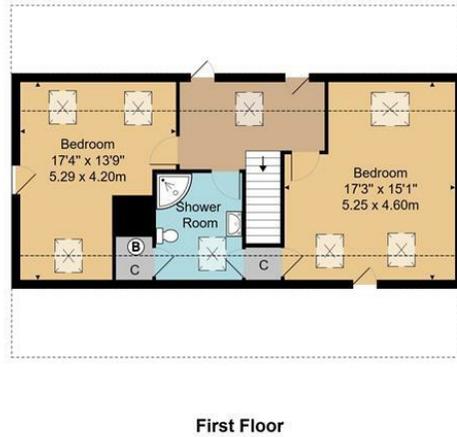




OUTSIDE

Approached by double timber gates onto a gravel driveway with The Lodge directly on the right with it's own gardens and patio area. Continue down through gates onto the parking area and entrance to Woodpeckers. The central feature is a vast "carpet of green" that stretches away from the main residence

The expansive grounds offer secluded and tranquil outdoor space and evokes the calm, traditional feeling of the countryside With three flat acres of mainly lawn park like gardens the possibilities for safe, expansive play are endless for young children. The paved patio provides a perfect setting for outdoor entertaining on those warm sunny days. In our opinion the extensive grounds offer scope for an Outdoor Office or Gym. At one time there was a tennis court to the side. For those who enjoy outdoor activities, reintroduction of a tennis court would only add to the many features of this superb outdoor space.



House Approx. Gross Internal Area 2190 sq. ft / 203.5 sq. m
 The Lodge Approx. Gross Internal Area 1698 sq. ft / 157.8 sq. m
 Total Gross Internal Area 3888 sq. ft / 361.2 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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EPC Rating- E

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