



Ibbett Mosely

54 High Street, Otford, Sevenoaks,
TN14 5PQ



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SITTING IN THE VERY HEART OF THE VILLAGE WITH FAR REACHING VIEWS TO THE REAR THIS PROPERTY OFFERS IMMENSE SCOPE FOR RENOVATION & EXTENDING SUBJECT TO PP
Guide Price £700,000 OPEN HOUSE SATURDAY 26th JULY - Call Ibbett Mosely for details

- 2 Bedrooms
- Kitchen/Breakfast Room
- Off Road Parking
- Walking distance to all local amenities
- Lounge
- Family Bath/Shower Room
- Garden overlooking allotments
- Sitting Room
- Downstairs Cloakroom
- Far Reaching views to the rear

SITTING IN THE HEART OF THE VILLAGE THIS SUPER FAMILY HOME OFFERS IMMENSE SCOPE FOR UPDATING AND EXTENDING SUBJECT TO PP - GUIDE PRICE £700,000

DESCRIPTION

As Sole Agents we are delighted to present this property which is ideally located in the very heart of the village in walking distance to local shops, schools, station, doctor's surgery and post office. The property sits on a good sized plot backing onto allotments with far reaching views towards Otford Mount. This property has been a much loved family home for many years but now comes onto the market offering immense scope for renovating and extending subject to planning consent. Currently the accommodation is arranged over two floors however the size of the plot would allow for complete refiguration and enlargement of the present property.. In our opinion this property would ideally suit a young family looking to settle into this popular village. The property offers so much which can only be fully appreciated by internal viewing. Call Ibbett Mosely for details of the forthcoming OPEN HOUSE EVENT

LOCATION

Situated in a much favoured location in walking distance to station, village centre with many period buildings, listed pond and duck house on the famous roundabout. There are a number of boutique shops in the High Street including tea rooms, antique shops, library doctors surgery and restaurants/public houses. Close by, The Parade provides a range of day to day shopping facilities including a post office and convenience store. There are many highly regarded schools in the village both state and independent. Otford railway station provides fast services to London on the London Bridge/ Charing Cross line taking about 30 minutes. For those who enjoy outdoor pursuits there are a number of footpaths throughout the surrounding countryside with several golf clubs close by. Otford is a vibrant village with a village hall, recreation fields and many activities and clubs for all ages. Sevenoaks Town Centre is just 3 miles away with a wide range of shopping facilities, sports centre, theatre/cinema complex, restaurants, coffee shops and a mainline station with services to London on the Blackfriars/Victoria line. The M25 motorway can be

joined just to the west of Sevenoaks at Chevening. Junction 5 with access to Heathrow and Gatwick airports including Bluewater Shopping Centre and the Dartford Crossing.

ENTRANCE

Through solid front door into:

HALL/STAIRS

Small window to front. Deep storage cupboard housing meters. Staircase leading to first floor.

SEPARATE WC

LOUNGE

Multi paned window to front. Television point. Radiator.

SMALL LOBBY

Door leading to:

CONSERVATORY

Fully glazed surround. Tiled floor.

CLOAKROOM

Wall mounted boiler for central heating and hot water system. WC. Wash hand basin. Tiled floor. Radiator.

KITCHEN/BREAKFAST ROOM

Range of farmhouse style wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for cooker. Space for dishwasher.

DINING ROOM

Two sash windows to rear over looking garden. Exposed beams. Radiator.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM

Multi paned window to front. Range of wardrobes to one wall. Radiator.

BEDROOM

Multi paned window to rear with far reaching views. Radiator

FAMILY BATHROOM

Multi paned window to side. Suite comprising: panelled bath, vanity unit with wash hand basin inset, WC. Storage cupboard. Y
Two heated towel rails. Fully tiled surround.

OUTSIDE

FRONT

Driveway providing parking for two vehicles. Garden to side. Pathway leading to rear.

REAR

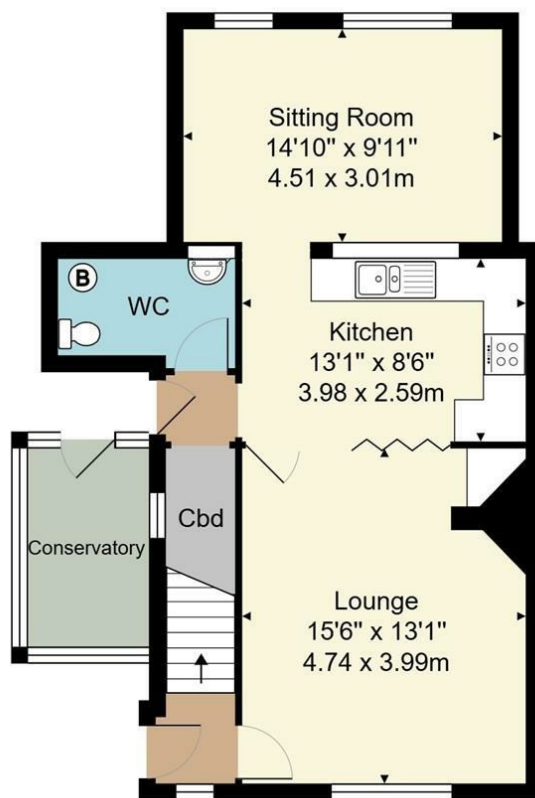
Mainly laid to lawn and surrounded by a variety of mature shrubs and trees including a cox's apple. Gate leading out into the allotments. Far reaching views looking towards Otford Hills

OUTBUILDING

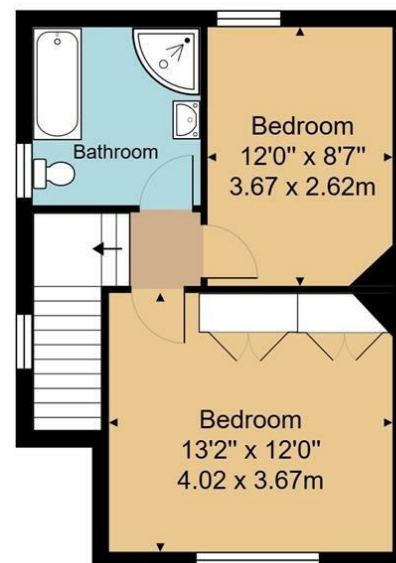
Brick built outdoor store/garden room



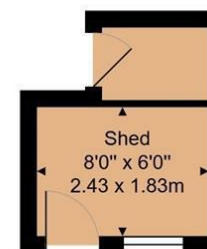
EPC Rating- D



Ground Floor



First Floor



Outbuilding

Approx. Gross Internal Area
1036 ft² ... 96.3 m²
(excluding shed)

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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