



Ibbett Mosely

Brook Cottage, 1 Bubblestone Road,
Otford, Sevenoaks, TN14 5PW



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IN WALKING DISTANCE TO VILLAGE CENTRE THIS SUBSTANTIAL FAMILY HOME SITS IN ONE OF THE MOST SOUGHT AFTER OF LOCATIONS OFFERING IMMENSE SCOPE FOR EXTENDING SUBJECT TO PP
Guide Price £950,000

- 3 Bedrooms
- Kitchen/Breakfast Room
- Extensive Mature Gardens with Stream
- Sitting Room
- Family Bathroom
- NO ONWARD CHAIN
- Dining Room
- Attached Garage

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DESCRIPTION

As Sole Agents we are delighted to be able to present this super property which has been a much loved family home for many years, now offering immense scope for modernisation and extending subject to planning consent. Sitting in one of the most prestigious roads in the village Brook Cottage offers so much potential for a young growing family wishing to transform the property into a substantial forever home. The gardens are surrounded by a variety of mature shrubs and trees with a slow running stream to the side, a perfect setting for outdoor entertaining. For those wishing to work from home there is ample space for a Home Office or Studio. Alternatively a Summerhouse. We strongly recommend early viewing of this property as Brook Cottage offers so much..... and more.

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. Very soon there will be a direct line from Otford to London Bridge. 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

Staircase to first floor. Radiator.

SITTING ROOM

Leaded light patio windows and doors leading out to rear garden. Leaded light window to front. Feature brick fireplace with open fire.

DINING ROOM

Leaded light window to front. Feature brick fireplace with open fire. Serving hatch through to Kitchen. Picture Rail. Radiator.

KITCHEN

LANDING

Leaded light window to rear. Steps up to:

FAMILY BATHROOM

Leaded light window to rear. Suite comprising: panelled bath, wash hand basin. Airing cupboard housing hot water cylinder.

SEPERATE WC

Leaded light window to rear. Wall mounted boiler for central heating and hot water system. WC.

BEDROOM

Leaded light window to front. Built in storage cupboard.

BEDROOM

Leaded light window to front. Built in wardrobe.

BEDROOM

Leaded light window to front and rear. Built in storage cupboard. Radiator.

OUTSIDE

FRONT

Mainly laid to lawn with access to garage. Mature shrubs and trees with slow running stream to the side.

REAR

The gardens are a true feature of this property offering great potential for outdoor entertaining. An attractive timber bridge leads onto the gardens where one may decide to erect a Summerhouse, Studio or Home Office. Gate to side.

ATTACHED GARAGE

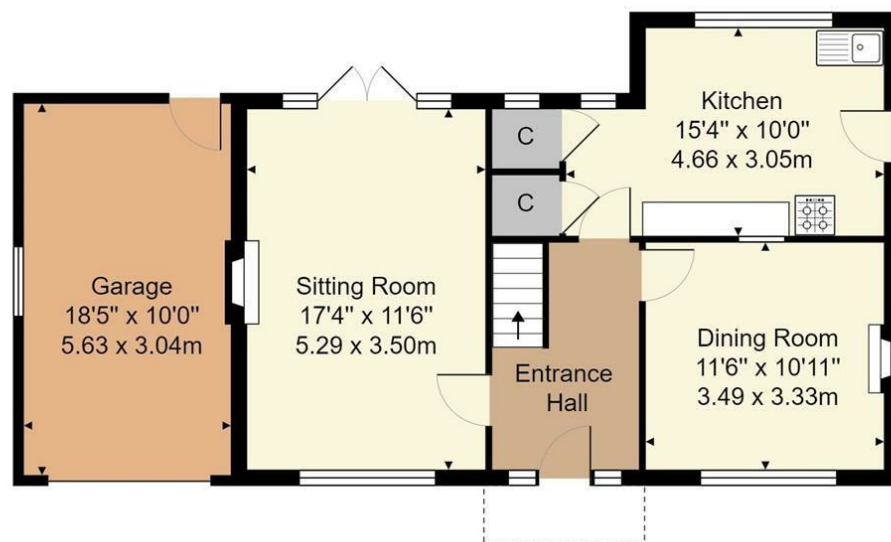
Light and power.

ROUTE TO VIEW

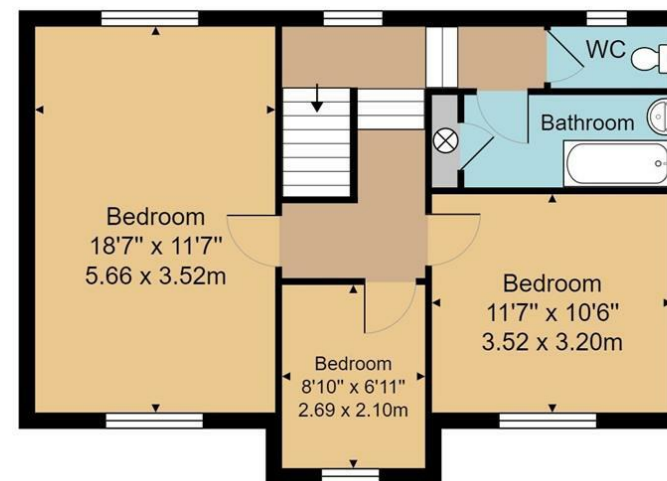
From the Otford office turn left into Bubblestone Road where Brook Cottage will be found next to the stream



EPC Rating- D



Ground Floor



First Floor

House Approx. Gross Internal Area 1164 sq. ft / 108.2 sq. m
Approx. Gross Internal Area (Incl. Garage) 1356 sq. ft / 126.0 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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