



Ibbett Mosely

10 The Old Walk, Otford, Sevenoaks,
TN14 5PP



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**AN EXCEPTIONAL 5BEDROOM DETACHED HOUSE SITTING IN A MUCH SOUGHT AFTER LOCATION
IN THE VILLAGE - Guide Price £1.050m**

OPEN HOUSE SATURDAY 28th JUNE - APOLOGIES THE OPEN HOUSE IS NOW FULLY BOOKED

- Master Bedroom with En Suite Shower Room
- 4 Further Bedrooms & Family Bathroom
- L-Shaped Sitting/Dining Room
- Study/Art Room
- Kitchen/Breakfast Room
- Utility Room
- Downstairs Cloak/Shower Room
- Beautiful Garden
- Off Road Parking
- Planning Consent Granted for Garage Conversion

AN EXCEPTIONAL 5 BEDROOM DETACHED HOUSE SITTING
IN A MUCH SOUGHT AFTER LOCATION
WITH PLANNING CONSENT TO CONVERT THE GARAGE -
Guide Price £1.050m
OPEN HOUSE Saturday 28th June

DESCRIPTION

It is always a pleasure to be able to present such a well proportioned family house sitting in a much sought after location as this. Number 10 has been a much loved family home for many years and offers flexible accommodation for a family looking to settle in the popular village of Otford. The Open Plan Sitting/Dining Room is light and airy overlooking the rear garden. The stylish Kitchen/Breakfast Room has been extremely well designed with a comprehensive range of wall and base units with matching breakfast bar. The property benefits from a Study which is currently being used as an Art/Craft Room and also looks over the rear garden. The Master Bedroom with En Suite Shower Room is arranged on the first floor together with 4 further Bedrooms. For those who appreciate a garden, this will certainly not disappoint. A perfect setting for outdoor entertaining. This property can only be fully appreciated by internal viewing and we therefore recommend coming along to the OPEN HOUSE EVENT on Saturday 28th June.

LOCATION

Situated in 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 Charing Cross/Cannon Street 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 part glazed front door into:

ENTRANCE HALL

Cloaks cupboard. Radiator. Staircase leading to first floor.

DOWNSTAIRS CLOAK/SHOWER ROOM

Small window to front. Fully tiled shower cubicle. Vanity unit with wash hand basin inset. WC. Tiled floor.

L SHAPED SITTING/DINING ROOM

Double glazed windows looking out onto rear garden. Feature brick fireplace with open fire. Television point. Parquet flooring.

STUDY/ART ROOM

Double glazed window to rear overlooking garden. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to front. Double glazed patio doors leading out to rear garden. Double glazed door to side. Comprehensive range of stylish shaker style wall and base units with quartz worktops. Stainless steel sink unit with mixer tap. Neff built in double oven. Induction hob set into work surface with extractor over. Integral dishwasher. Laminate floor.

UTILITY ROOM

Double glazed window to front. Space and plumbing for washing machine. Stainless steel sink unit with mixer tap. Space for fridge/freezer. Deep storage cupboard. Two radiators.

FIRST FLOOR

LANDING

Deep storage cupboard. Radiator.

MASTER BEDROOM

Double glazed window to rear. Radiator. Door leading to:

EN SUITE SHOWER ROOM

Small window to side. Fully tiled shower cubicle. Vanity unit with sink inset. WC. Chrome heated towel rail. Laminate floor. Radiator.

BEDROOM

Double glazed window to rear. Hanging space to each side. Radiator.

BEDROOM

Double glazed window to front. Television/Computer point. Radiator

BEDROOM

Double glazed window to rear. Radiator

BEDROOM

Double glazed window to rear.

FAMILY BATHROOM

Double glazed window to front. Suite comprising: Panelled bath with shower attachment and screen, vanity unit with wash hand basin inset, wc. Chrome heated towel rail. Tiled floor. Down lighting.

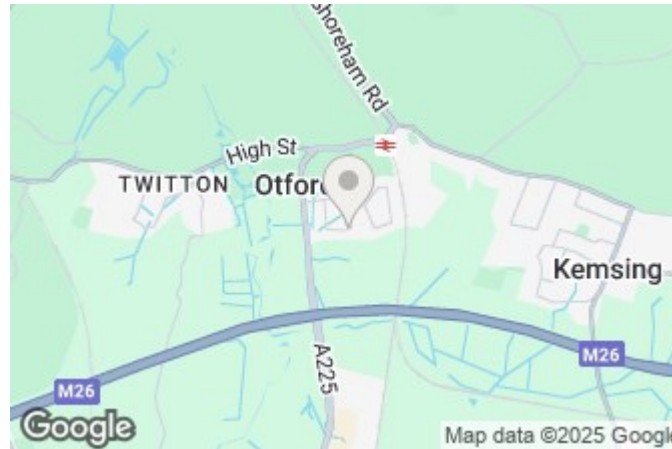
OUTSIDE

FRONT

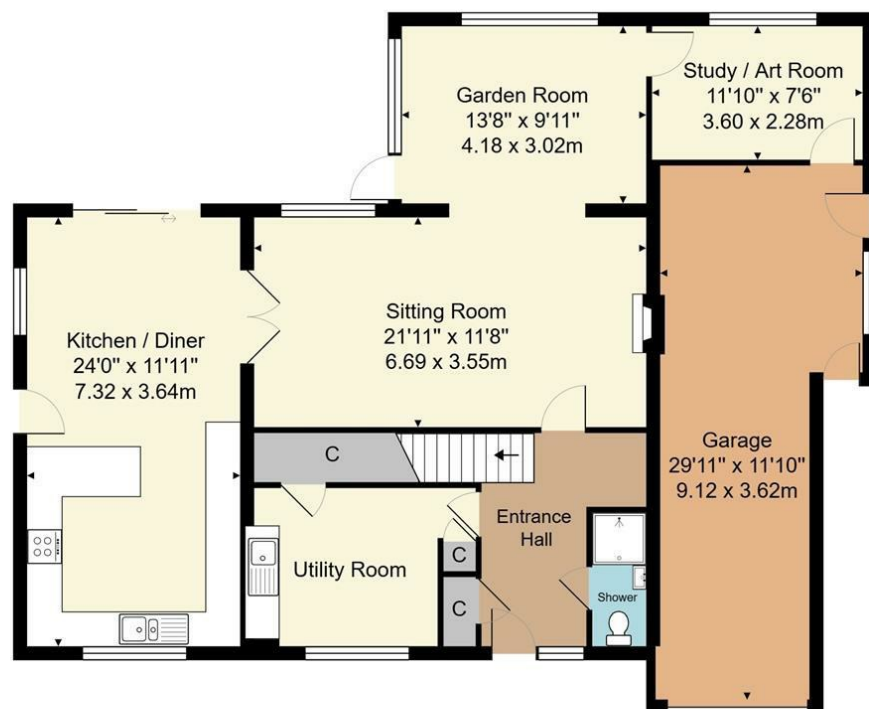
Driveway leading to entrance and providing space for off road parking. Double Garage with up and over door. Outside light.

REAR

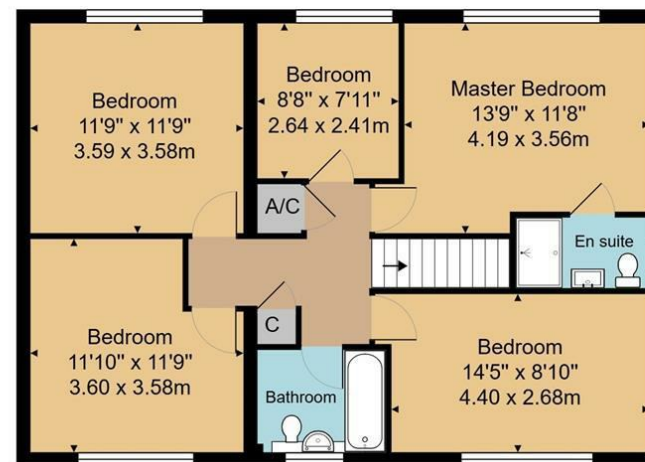
In our opinion the rear garden is a true feature of this property. Mainly laid to lawn and surrounded by a variety of mature shrubs, trees and climbing plants. The paved patio provides a perfect setting for outdoor entertaining. Two small timber sheds.



EPC Rating- C



Ground Floor



First Floor

Approx. Gross Internal Area 2216 ft² ... 205.9 m²

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

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