



Ibbett Mosely

15 The Butts, Otford, Sevenoaks, TN14
5PR



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**A 4 BEDROOM FAMILY HOUSE SITTING IN A MUCH SOUGHT AFTER LOCATION IN EASY WALKING DISTANCE TO VILLAGE OFFERING IMMENSE POTENTIAL FOR UPDATING/EXTENDING SUBJECT TO PP
GUIDE PRICE £775,000**

- 4 Bedrooms
- Kitchen
- Extensive Gardens
- NO ONWARD CHAIN
- Sitting Room
- Family Bath/Shower Room
- In walking distance to all local amenities
- Dining Room
- Attached Garage plus Off Road Parking
- Immense scope for updating & extending subject to Planning Consent

A 4 BEDROOM FAMILY HOME SITTING ON A SUBSTANTIAL PLOT OFFERING IMMENSE SCOPE FOR UPDATING & EXTENDING SUBJECT TO PP - NO ONWARD CHAIN GUIDE PRICE £775,000

DESCRIPTION

As sole agents we are pleased to present this 4 Bedroom Family home sitting on a good sized plot and in easy walking distance to village centre, station and all local amenities. The property has been a much loved family home for many years and now comes onto the market offering immense scope for updating and extending subject to planning consent. The accommodation is arranged over two floors with a Sitting Room, Dining Room, Kitchen and Cloakroom on the first floor. All four Bedrooms and Family Bathroom are on the first floor. The gardens are a true feature of this property offering scope for a Summerhouse or Home Office. We strongly recommend early viewing of this property which has so much to offer.

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 fast services to London on the London Bridge/Charing Cross line. 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. 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 double glazed door into:

HALLWAY

Staircase leading to first floor with large under stairs cupboard housing meters.

CLOAKROOM

Small wash hand basin and WC.

SITTING ROOM

Double glazed patio doors leading out into rear garden. Tiled fireplace with open fire.

DINING ROOM

Double glazed window overlooking rear garden. Fireplace with open fire.

KITCHEN

Window overlooking rear garden. Wall mounted boiler for central heating and hot water system. Stainless steel sink unit. Quarry tiled floor. Space and plumbing for washing machine. Space for wall and base units. Door leading to side.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard.

BEDROOM

Double glazed window to rear. Built in wardrobe.

BEDROOM

Double glazed window to rear.

BEDROOM

Double glazed window to front.

BEDROOM

Double glazed window to rear.

FAMILY BATHROOM

SEPERATE WC

OUTSIDE

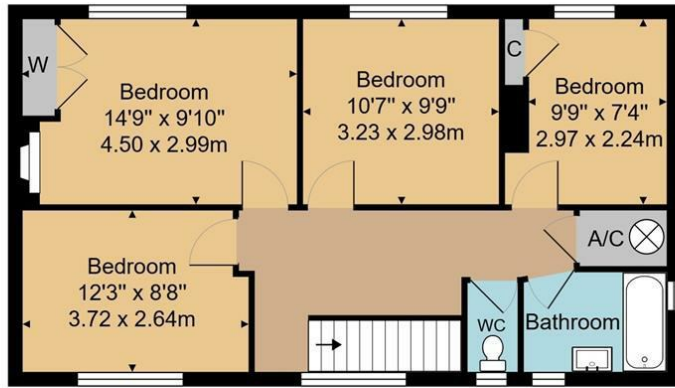
REAR

FRONT

Mostly laid to lawn with pathway leading to entrance. Driveway leading to garage with space for off road parking. Timber gate to side



EPC Rating- D



First Floor

House Approx. Gross Internal Area
1305 sq. ft / 121.3 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1554 sq. ft / 144.4 sq. m



Ground Floor

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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Otford 01959 522164

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