



Ibbett Mosely

2 Pilgrims Oast Station Road, Otford,  
Sevenoaks, TN14 5QX



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### A SUPERBLY PRESENTED GROUND FLOOR APARTMENT FORMING PART OF AN EXTREMELY ATTRACTIVE OAST CONVERSION WITH DOUBLE GARGE AND GARDENS - £595,000

- Master Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Sitting Room
- Kitchen/Diner
- Family Bathroom
- Communal Gardens
- Double Garage
- Gas Central Heating & Double Glazing
- Walking distance to all local amenities & station
- VIEWING HIGHLY RECOMMENDED

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#### DESCRIPTON

Formally an impressive twin square oast and barn this impressive and beautifully presented 3 Bedroom Apartment is one of just four exclusive residences. Located in the very heart of the village within easy walking distance to all local amenities including the doctor's surgery and Otford Station. The Kitchen/Diner is a true feature of the apartment with a glass roof overlooking the gardens.

The property is rich in period features, offering a perfect blend of historic charm and modern living. Residents are able to enjoy access to well maintained communal gardens, providing a peaceful outdoor space to relax and unwind.

Rarely does such a unique property as this come onto the market in the village and we strongly recommend early internal viewing to fully appreciate all that it has to offer ..... 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 it's 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 a 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 solid front door into:

### ENTRANCE HALLWAY

Stone tiled floor. Timber door leading to:

### SITTING ROOM

Timber stable door to side. Double glazed window to side. Double glazed French doors leading to a small paved patio area. Feature wood burning effect gas fire. Television point.

### KITCHEN/DINER

Double glazed windows overlooking attractive well maintained gardens with sloping double glazed roof. Exposed brick wall to each side. Comprehensive range of farmhouse style wall and base units with granite work surfaces and under lighting, incorporating a matching breakfast bar. Built in oven and microwave with 4 ring gas hob inset and extractor over. Twin stainless steel bowl sink unit with mixer tap. Space and plumbing for washing machine. Fridge/freezer. Integrated dish washer. Exposed timber beams. Stone tiled floor. Radiator.

### MASTER BEDROOM

Double glazed window to front overlooking communal gardens. Built in wardrobe. Radiator.

### EN SUITE SHOWER ROOM

Suite comprising: power shower, wash hand basin and wc. Radiator. Down lighting.

### FAMILY BATHROOM

Suite comprising: panelled bath with shower attachment, wash hand basin and wc.

### BEDROOM

Double glazed window to rear. Built in double wardrobe. Built in airing cupboard housing a wall mounted condensing boiler. Radiator.

### BEDROOM 3/STUDY

Double glazed window to side overlooking woodland. Radiator.

### OUTSIDE

#### FRONT

Approached via electronically operated timber gates into a large shingle parking and turning area.

#### GARAGE BLOCK

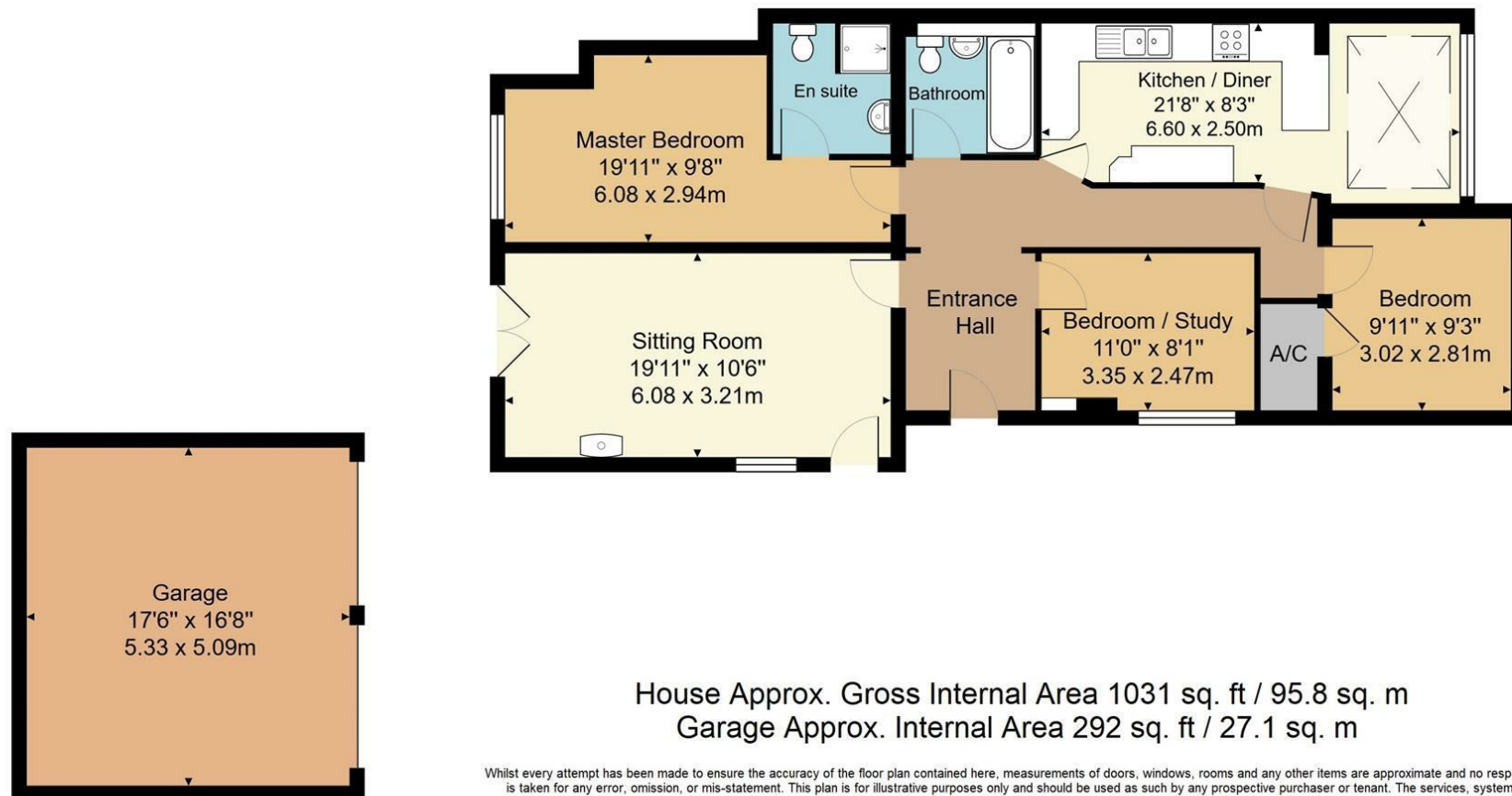
2 Pilgrims Oast owns two of the garages adjacent to each other which have extensive storage space Light and power.

#### COMMUNAL GARDENS

Pilgrims Oast is surrounded by well maintained communal gardens with a variety of mature shrubs and trees. 2 Pilgrims Oast has a delightful patio area directly outside providing a perfect setting for either an early morning coffee or and early evening glass of wine overlooking a wooded area, an absolutely tranquil setting



EPC Rating- C



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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