



**Hawthorns Vigo Road, Fairseat, Kent, TN15 7LT**

**TO LET**

**£2,000 PCM**

# Hawthorns Vigo Road, Fairseat, Kent, TN15 7LT

WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE  
MODERN KITCHEN/BREAKFAST ROOM  
DETACHED STUDIO  
ATTRACTIVE REAR GARDEN  
EXCELLENT SEMI RURAL LOCATION  
£2,000 PCM

- Semi Detached House
- Four Bedrooms
- Spacious Modern Kitchen/ Breakfast Room
- Conservatory
- Garage/ Off Road Parking
- Detached Studio
- Attractive Rear Garden
- Available September
- £2,000 PCM

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Ibbett Mosely is delighted to present this well presented semi detached four bedroom house. The property is well decorated throughout with accommodation comprising to the ground floor entrance hall, cloakroom, open plan modern fitted kitchen/ breakfast room, living room, family room, conservatory and garage/ utility room. To the first floor there's a master bedroom with ensuite, three further bedrooms and bathroom. Externally to the front there is off road parking and an attractive rear garden mainly laid to lawn with plant and shrub border with a detached studio at the back of the garden.

Hawthorns is situated in the delightful and ever popular village of Fairseat. The nearby A227 offers bus services, and primary schools can be found in Trottscliffe, Culverstone, Meopham, Borough Green and Wrotham. Borough Green offers shopping facilities and a library, bank and a main line train service on the Victoria/Maidstone line. Wrotham Heath offers access to the M20/M26/M25 road links for London and the coast.

#### ENTRANCE HALL

A part glazed front door from the front porch. Doors lead to all ground floor rooms and stairs rise to the first floor. Coved ceiling, under stairs cupboard, radiator and wood floor boards.

#### KITCHEN/ BREAKFAST ROOM

A spacious modern fitted kitchen with fitted appliances include an electric oven with gas fed hob, extractor hood, dishwasher, and sink with drainer unit in the work surface. There is an excellent range of fitted storage units below the work surface, partly tiled walls and a fully tiled floor. In one corner of the room is a large wood burning stove. There is a breakfast bar at one end of the room and at the other excellent triple bi-folding doors allow access to the rear garden.

#### LIVING ROOM

A double glazed bay window to the front, coved ceiling, decorative fireplace and hearth with fitted wood burning stove and brick surround, radiator and wooden floor boards.

#### FAMILY ROOM

Accessed from the Kitchen/Breakfast room via triple folding doors. Brick hearth with decorative open fire, coved ceiling and two radiators. French windows to the rear opening to the garden and two Velux windows lending the whole room a light and bright feel.

#### GARAGE/ UTILITY ROOM

Leading from the Kitchen/Breakfast room, the Garage/Utility Room offers a large practical area for the work surface with inset sink and drainer unit, plumbing and storage for washing machine and dryer. There is a wall mounted boiler and ample storage spaces. Double doors lead out to the front of the property.

#### CLOAKROOM

Wash basin with mixer tap, low level WC and radiator.

#### STAIRS LEADING TO FIRST FLOOR LANDING

#### MASTER BEDROOM

A spacious room with double glazed window to front, two large fitted wardrobes, radiator and exposed wooden floor boards. An archway leads through to the en-suite bathroom.

#### ENSUITE

The en-suite features a roll top bath with free standing taps, extractor fan, double glazed window to rear, vanity basin, low level WC, heated towel rail, radiator, partly tiled walls and fully tiled floor.

#### BEDROOM

A double glazed window to the front, coved ceiling, two large fitted wardrobes, radiator and painted wooden floorboards.

#### BEDROOM

A double glazed window to the rear, coved ceiling, radiator and laminate wood effect floor.

#### BEDROOM

A double glazed window to the rear, coved ceiling, ornate wrought iron fireplace, radiator and laminate wood effect floor.

#### BATHROOM

Opaque double glazed window to the front, extractor fan, panel enclosed bath with mixer tap and shower over, fitted units include low level WC, wash basin, heated towel rail, tiled wall and floor.

#### EXTERNALLY

The front garden is laid to gravel to provide ample off road parking.

The rear garden is an excellent feature of the property. Near the house it is laid to lawn with flower borders and gravelled path. About halfway down the garden is a delightful decking and gazebo area, whilst the decking continues passed the Studio to a further seating area near the back of the garden. The garden then backs on to open fields. There is also a garden shed at the back of the garden and a concealed oil storage tank approximately half way down.

#### STUDIO

Situated towards the back of the rear garden, the Studio is of timber construction with a fully insulated base and roof. The accommodation comprises two studio rooms and a shower room. The shower room has a shower cubicle with shower over, wash basin and low level WC. There is power and light connected, and the Studio is provided with mains drainage.

# Ibbett Mosely

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