



Ibbett Mosely

Attwood Place The Street, Ash, Sevenoaks,
TN15 7HB



A stunning family home in the heart of Ash village with the perfect blend of character and space for a growing family.

Period features throughout the well proportioned rooms will cater for the family over the three floors of accommodation. An additional cellar is always useful and utility room.

With a private garden within the approx. 1.35 acre plot the gardens offer great options going from ornate spaces with bedding plants into orchard landscapes to the rear.

The perfect addition of an indoor heated swimming pool and entertainment area just caps this wonderful home off.

Guide Price £1,250,000

Description

Situated in the centre of Ash is this stunning Grade II listed Queen Anne house. Full of Period charm and offering fantastic proportioned rooms that are synonymous of its time of build in 1703, over 300 years ago. The property has a very flexible layout with three good sized reception rooms off the welcoming hallway boasting a period dining room with inglenook fireplace, A sitting room with feature fireplace and an added breakfast room that joins the modern kitchen overlooking the fabulous garden to the rear. A useful downstairs cloakroom and stairs to the cellar that the current vendor partly uses as a utility room that is also provided.

The first floor accessed by the period staircase boasts the main bedroom with dressing room and ensuite shower

- Queen Anne Grade II Listed Period Home
- Approx. 1.35 acre Plot
- Detached Indoor Heated Swimming Pool & Entertainment Area
- Stunning Gardens & Orchards
- Double Garage & Gravel Drive
- Cellar - Utility Room
- Flexible Accommodation over Three Floors
- Central Ash Location
- Three Reception Rooms, Five Bedrooms, Two Bathrooms & Two Further Cloakrooms
- Guide Price £1,250,000

room. A further two double bedrooms, one of which is used as a study as it gives access to a further shower, cloakroom and bathroom. To the second floor the space is split equally between two further bedrooms.

Externally the home offers great space and mature gardens including social patios close to the house and flint walls of its period. Mature beds full of plants and flowers have been lovingly tendered by the vendor and offer a great place to sit and take in nature. The plot has been added to over time to include a productive orchard to the rear, a space for the family to run and enjoy with less ornate planting a concern. A detached heated swimming pool complex with sauna and entertainment space offers great possibilities to be utilised as the new owners would want.





A double garage and gravel drive give great options for parking.

Ash

The sought after village of Ash sits within the Sevenoaks district and offers a public house, a Church/village hall, and the prestigious London Golf Club. Local shops can be found within walking distance at New Ash Green shopping centre. There is also a large recreational ground and Rugby Club with pavilion, here.

The neighbouring village of Longfield offers a number of shops including a Waitrose supermarket and a Co-Op. Here, you'll also find the closest mainline station, which offers frequent, direct services to London Victoria and the Kent Coast.

Borough Green is approximately 4 miles away and this offers an even wider range of shops/restaurants, as well as another main line station, which provides services to London Victoria, London Charing Cross and London Bridge.

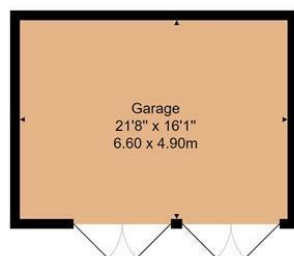


Ebbsfleet International rail station (with High Speed Services to Stratford International and London St Pancras for Kings Cross) is approx 5 miles, whilst Bluewater Shopping/retail centre is around 7.5 miles. Sevenoaks town centre is approx 10 miles. Nearby primary schools are at New Ash Green, Hartley, West Kingsdown, Wrotham & Borough Green, with a private option available in the nearby hamlet of Fawkham. The area is also very well served for

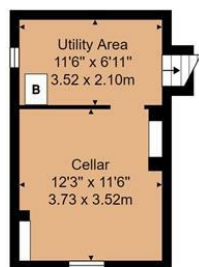


excellent grammar and private schools at Cobham, Rochester, Maidstone, Tonbridge & Sevenoaks.





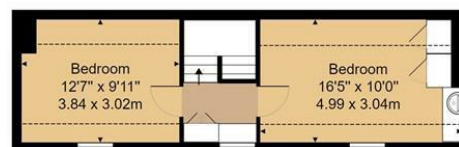
Area: 348 ft² ... 32.3 m²



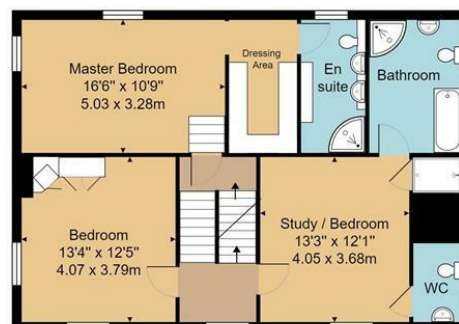
Basement



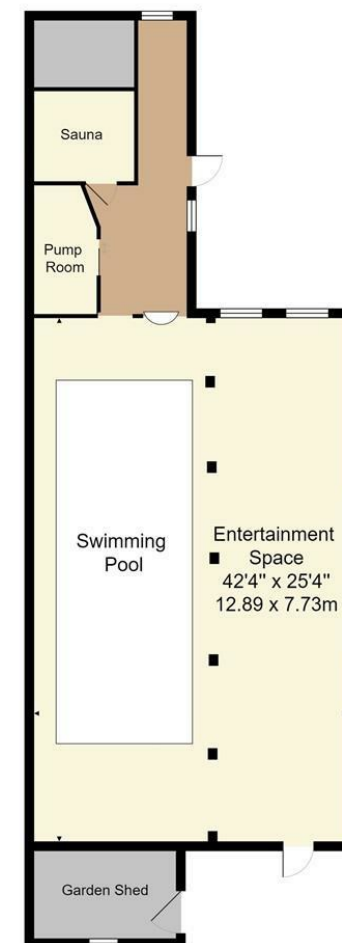
Ground Floor



Second Floor



First Floor



Area: 1460 ft² ... 135.6 m²

House Approx. Gross Internal Area (Incl. Basement) 2459 sq. ft / 228.5 sq. m
Approx. Gross Internal Area 4267 sq. ft / 396.4 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.

Ibbett Mosely

Borough Green 01732 882266

EPC Rating- B

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