

Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



Innisfree, Childsbridge Lane, Seal, Sevenoaks, Kent, TN15 0BP

£795,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



3 + 1



5 + 1



2 + 1

THE PROPERTY

Here is a home which provides one of those delightful surprises.....positioned on a corner plot and appearing to be a traditional family semi-detached, the property has in fact been attractively extended and includes a self-contained attached annexe as well! Extensive and well planned, the accommodation is both versatile & adaptable and is perfect for the larger family, older relatives or even as an additional income source. In the main house the front door leads into spacious entrance hall with storage cupboards and stairs. There is a sitting room with feature fireplace & gas fire which opens into the attractive dining room with doors to garden and there is a useful study too. The kitchen/breakfast room is country farmhouse in style with slate flooring, feature brick wall and is comprehensively fitted with blue storage units, worktops along with a Farmhouse Range cooker and space for dishwasher. There is a most attractive window seat and plenty of room for a proper table for those family breakfasts. A utility room takes care of the laundry needs and there is a downstairs cloakroom too. On the first floor you will find 4 bedrooms, an en-suite bathroom along with the super family bathroom enjoying both roll-top bath and separate shower cubicle. Completing the main house is a second-floor bedroom which has panoramic views of the surrounding area and towards the Kent Downs.

THE ANNEXE

From the rear garden there is an open lobby and entrance into the self-contained annexe. Here you will find entrance hall, double bedroom with wardrobes, wet room, a spacious living room/kitchen opening into conservatory. Well planned and with it's own boiler & heating, the annexe is just perfect for either Granny & Granddad, teenagers, au-pair or even paying guests!

OUTSIDE To the front there is gravel drive with plenty of parking. The rear garden has been attractively designed with paving, lawn and decking to enhance the accommodation and provide space for all the family to enjoy. At the bottom of the garden is further parking and the garage which is accessed off Meadowlands.



THE PROPERTY

Nestled in the village of Seal which lies between Sevenoaks and Borough Green, Childsbridge Lane leads out of Seal and towards Kemsing and the picturesque North Downs. The property is most conveniently located just a stroll from the local primary school and within walking distance of the village centre. Also within walking distance of the Weald Of Kent (Annexe School) and Trinity School, both located at Seal Hollow Road. Local facilities include a general store, garage, hairdressers, an award winning family butchers, the Five Bell public house along with St Peter & St Paul Parish Church and the popular Seal C of E Primary school. A short drive of approximately 3 miles will take you for the town of Sevenoaks which offers an excellent range of educational, recreational and shopping facilities including the mainline station offering fast services to Cannon Street/Charing Cross in approximately 30/35 minutes.

PLEASE NOTE: In accordance with the recent changes to Money laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Energy Efficiency Rating: D

Council Tax Band: F (Main House) A (Annexe)

