



Ibbett Mosely

21 Sandilands, Sevenoaks, TN13 2SP



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AN EXTENDED AND WELL-PRESENTED DETACHED PROPERTY WITH VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS OFFERING SCOPE FOR FURTHER EXTENSION SUBJECT TO PLANNING.

GUIDE PRICE £850,000 FREEHOLD

- Fantastic Far Reaching Views
- 2 Receptions
- Shower Room
- Council Tax band G
- Lots of Potential
- Kitchen with Utility Room
- Garage & Driveway
- 4 Bedrooms
- Bathroom
- Lovely Large Garden

THE STUNNING FAR REACHING VIEWS ARE A DELIGHT from the rear of this two storey property. Its elevated position gives it a commanding view over the rooftops below and as far as the North Downs in the distance. It may look like a bungalow from the front, but there is so MUCH MORE to it with versatile 4 BEDROOM accommodation including a lower ground floor level which provides additional living and bedroom space with access to the garden. The LARGE GARDEN is superbly maintained and the property offers SCOPE TO EXTEND FURTHER (stp).

Description

This is a very surprisingly spacious property with accommodation on two floors, despite appearing to be a simple bungalow from the front. The property is on a generous plot which slopes down to the rear and a cleverly designed lower ground floor has been added which opens onto the garden at the rear, still with an elevated position and a terrace providing far reaching west facing views. The garden is a fantastic feature of the property, being very well kept

with an abundance of mature trees, plants and shrubs with a vegetable garden and shed at the bottom.

The main entrance leads to a hallway with stairs leading down to the lower ground floor. On the entrance level there is a triple aspect sitting/dining room with a fireplace and lovely views. There are three bedrooms (one currently used as a study and one as a dining room) as well as a shower room. The kitchen again has lovely views to the rear and also leads to the utility room which in turn connects to the integral single garage with electric door.

The lower floor has a hallway with storage and a door to the rear, There is a second reception room which is ideal as a 'garden room' as it opens to the terrace looking out over the garden. There is a further bedroom and a modern bathroom with separate wc.

The property has plenty of scope to extend with a

spacious loft space and additional scope to extend to the rear (subject to planning), perhaps over the existing extension although feasibility would need to be checked by anyone wishing to do so. The property has gas central heating and double glazing.

Location

Sandilands is a quiet cul-de-sac on the border of Riverhead and Chipstead. Riverhead has a wide range of local shops including a Tesco Superstore and several good pubs..

Amherst Primary School and Riverhead Infants School are close by.

The house is about 1.5 miles from Sevenoaks mainline station from where it takes approximately 32 minutes to Cannon Street/London Bridge/Charing Cross. It is also served by main bus routes linking the village with Sevenoaks town.

The A21/M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel and the Dartford River Crossing as well as Tunbridge wells and the coast.

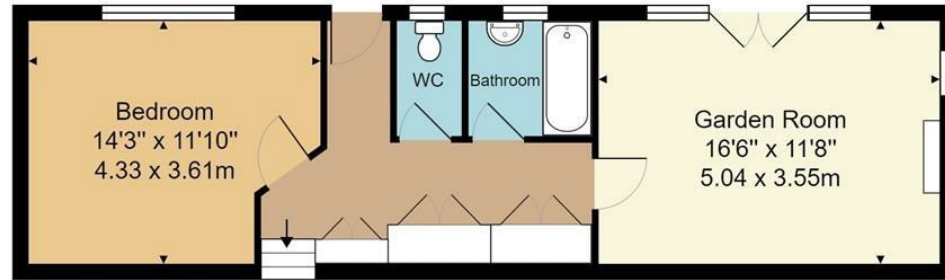
Sevenoaks Town Centre is 2 miles from the property and has an abundance of small independent speciality shops, boutiques, pubs and restaurants. The Stag Community Arts Centre offers a rich and varied calendar. Knole Park is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park.

The Sevenoaks area offers an excellent selection of schools at all levels both state and private.

Directions

From Sevenoaks take the London road, passing the station and heading to Riverhead. Turn left at the Bullfinch pub, into Bullfinch lane. After some distance turn right into Chipstead Lane where Sandilands will be found third on the right.





Lower Ground Floor



Ground Floor

Approx. Gross Internal Area 1635 ft² ... 151.9 m²

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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EPC Rating- D

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