



Ibbett Mosely

Hoopers House, 32 High Street, Sevenoaks,
TN13 1HX



**A SUPERBLY PRESENTED
NEARLY NEW ATTACHED CHALET
STYLE HOME SET IN A
COURTYARD LOCATION JUST OFF
SEVENOAKS HIGH STREET,
ADJACENT TO SEVENOAKS
SCHOOL, WITH A SEPARATE END
TERRACE WORKSHOP/OFFICE
WITH POTENTIAL TO CONVERT TO
A 1 BEDROOM COTTAGE (STP)**

**HOUSE and WORKSHOP guide
price £1,300,000 FREEHOLD.**

Summary

A UNIQUE OPPORTUNITY to own a SPACIOUS 3 BEDROOM CHALET STYLE HOME just off SEVENOAKS HIGH STREET with a separate commercial WORKSHOP with POTENTIAL to convert to a 1 BEDROOM COTTAGE (STP) which could provide commercial or residential rental income or a GUEST SUITE/ANNEXE. Includes a paved COURTYARD GARDEN and PARKING for at least 3 cars. All amenities right on your doorstep and SEVENOAKS STATION less than a mile away.

Introduction

Hoopers House was built in 2021/22 on land owned by the present family for many years. The house is only attached to the end wall of a garages owned by Sevenoaks School. The family own and run the business in the adjacent workshop/office. They have an architect employed drawing up plans to convert this to a one bedroom cottage, these will be made available to a purchaser.

The property is approached over a private driveway which also serves Sevenoaks School and the other commercial properties and flats. The commercial premises is in the conservation area but it is believed this does not apply to the house which has been built to a high standard with a quality finish.

ACCOMMODATION:

- HOUSE & WORKSHOP
- 3 Double Bedrooms (2 En-suite)
- Potential 1 Bedroom Cottage
- Workshop/Annex with Potential
- Open-Plan Living Area
- Quality Kitchen/Breakfast Room
- Family Bathroom
- Parking
- Courtyard Garden
- Council Tax band (main house) F

Main House

The main house is arranged over two floors. The entrance leads to a hallway, with tiled floor, which in turn opens to the sitting/dining room. There are skylight windows and bi-fold doors letting in plenty of light and a staircase rising to the first floor.

The kitchen/breakfast room has been fitted in a stylish contemporary way with wooden work surfaces and breakfast bar with inset sink. The Rangemaster cooker will stay and integrated appliances include: microwave; dishwasher; washing machine; fridge and freezer. Again, skylight windows provide plenty of natural light.

There is a wing off the kitchen with a hallway leading to: a guest suite comprising a double bedroom and shower room; a further double bedroom and the family bathroom. Each bedroom looks over the courtyard garden.

Upstairs there is a very large master bedroom with sloping ceilings and skylight windows. This leads to an internal dressing area which in turn leads to the spacious en-suite with a large tiled walk-in shower.

Outside, the property has a good size paved courtyard offering a good level of privacy which could be enhanced by the addition of a fence/gate if required. There is parking for two vehicles which can be expanded by reducing the size of the courtyard.





Workshop

The workshop is also arranged over two floors. There are two rooms on each floor with stairs and a sink to one upstairs room as well as a WC.

Location

The property is situated just off the High Street. Sevenoaks Town Centre has an abundance of small independent speciality shops and boutiques alongside M&S and Waitrose. You'll be spoiled for choice by the number of outstanding pubs and restaurants both in town and the surrounding villages. The Stag Community Arts Centre offers a rich and varied calendar. However, Knole Park is really the jewel in the town's crown. Situated on the eastern edge of Sevenoaks, this stunning 600-year-old stately home combines numerous historic treasures with an imposing walled garden and 1,000-acre deer park. Sporting facilities in and around the area include riding schools, a cricket club, tennis, fishing and sailing facilities as well as a choice of golf courses. Additionally, the Sevenoaks Leisure Centre offers an excellent gym and pool and there's a wide variety of private health club facilities in the area.

Primary Schools: Amherst School, Riverhead Infant School, Sevenoaks CP, St Thomas' RCP, Lady Boswell's CEP School and St John's CEP.

Secondary Schools: Weald of Kent Grammar - Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy and The Trinity School in Sevenoaks. Skinners' School, Tunbridge Wells.

Independent Schools: Walthamstow Hall, Solefields, the Granville and New Beacon Schools in Sevenoaks, St Michaels & Russell House Schools in Otford. Radnor House in Sundridge.

Motorway Links: The 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.

Mainline stations: Sevenoaks Mainline Railway Station taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross; Bat and Ball railway station with services to London Bridge/Victoria/Blackfriars taking around 50 minutes.

Directions

The best approach is to park in a town centre car park and walk

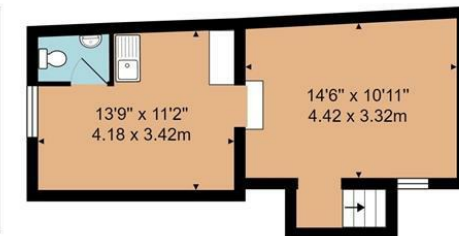
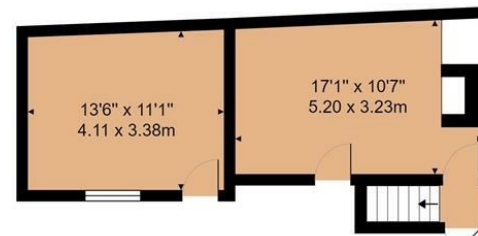




south along the High Street towards Sevenoaks School. The private drive is on the left, adjacent to 28-30 High Street and the property can be found in the left hand corner of the courtyard.

House Approx. Gross Internal Area
1762 sq. ft / 163.7 sq. m

Workshop Approx. Gross Internal Area
686 sq. ft / 63.7 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- E

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