



Ibbett Mosely

1 Garden Terrace High Street, Seal, Sevenoaks, TN15 0AW



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A VICTORIAN END-TERRACE COTTAGE FULL OF PERIOD FEATURES AND CHARACTER WITH A QUALITY LOFT CONVERSION AND SIDE/REAR EXTENSION PLUS A GARDEN STUDIO, PARKING AND A SEPARATE GARAGE.

GUIDE PRICE £600,000 FREEHOLD

- Tucked Away Village Location
- Study/Home Office/Playroom
- Good Size Garden
- Council Tax Band E
- 3 Bedrooms (1 en-Suite)
- Stylish Bath/Shower Room
- Garden Studio
- 2 Receptions
- Kitchen Overlooking the Garden
- Parking and Garage

A delightfully presented 3 BEDROOM VICTORIAN END-TERRACE COTTAGE in a pretty, tucked away location hidden off the High Street of the popular VILLAGE of SEAL. You will be pleasantly surprised how spacious the three-storey accommodation is and the lovely GARDENS, PARKING and DETACHED GARAGE are all great added bonuses. The owners have created a lovely home with a lovely balance of PERIOD FEATURES and STYLISH CONTEMPORARY living.

Description

The property is in an unusual location as it is right in the heart of the village yet it is tucked away in a quiet spot with a pretty front garden and rooftop views over the village to beyond. It has been superbly presented by the current owners who have carefully balanced retaining period features whilst creating a stylish contemporary home.

The rear garden benefits from side access and has a large private patio with covered bike store and steps up to a lawn with mature planting and a

recently added garden studio with attached shed. The property also has a detached garage included which is accessed a short distance away off the High Street (adjacent to number 59). In addition the owners rent a parking space in a small car park next door, they believe this facility will be available to a new owner.

The accommodation is arranged over three floors. On the ground floor the main entrance is to the side and leads to a hallway with stairs to the first floor. The dining room is currently doubling as a music room and leads into the lovely sitting room with period fireplace with log stove and shelving/cupboards to either alcove. The original entrance door is still accessible but not used currently. The kitchen is to the rear with a range of units and integral appliances. Also off the hall is a rather pleasant study/home office with views over the garden and an extensive range of storage ideal for coats, boots and even toys making this a great space for a playroom if preferred.

Upstairs the landing has a staircase leading to the second floor and access to two generous bedrooms, each with storage/wardrobes, and a lovely large bathroom. The bathroom has a modern suite with a freestanding bath, washbasin and wc plus a separate tiled walk-in shower. The floor and splash-back areas are tiled.

The second floor comprises a double bedroom with dressing area and an en-suite shower room. There are sloping ceilings and velux windows to make it a light and airy space.

Location

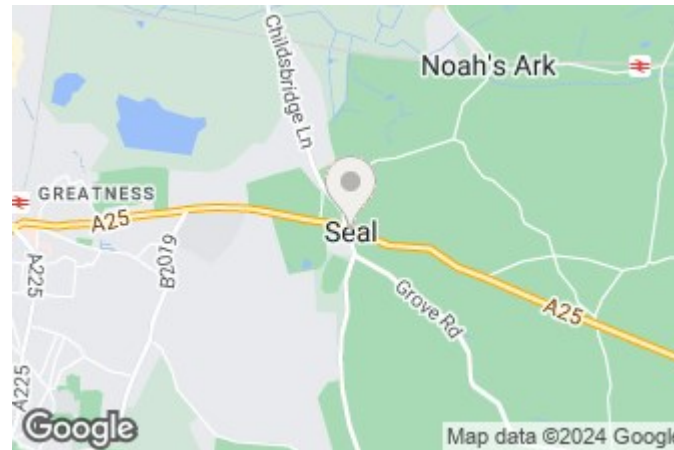
The property is within easy reach of the village centre of Seal which is an historic village with a vibrant community and offers a range of day to day shopping facilities and other amenities including a primary school, library, church and restaurants. Sevenoaks Town Centre is approximately 2.5 miles away offering a wide range of shopping facilities and amenities including a sports centre, theatre/cinema, restaurants and a mainline station with services to London on the Charing Cross/Cannon Street Line. Closeby in Kemsing and also in the village of Otford there are stations offering services to London on the Victoria/Blackfriars line.

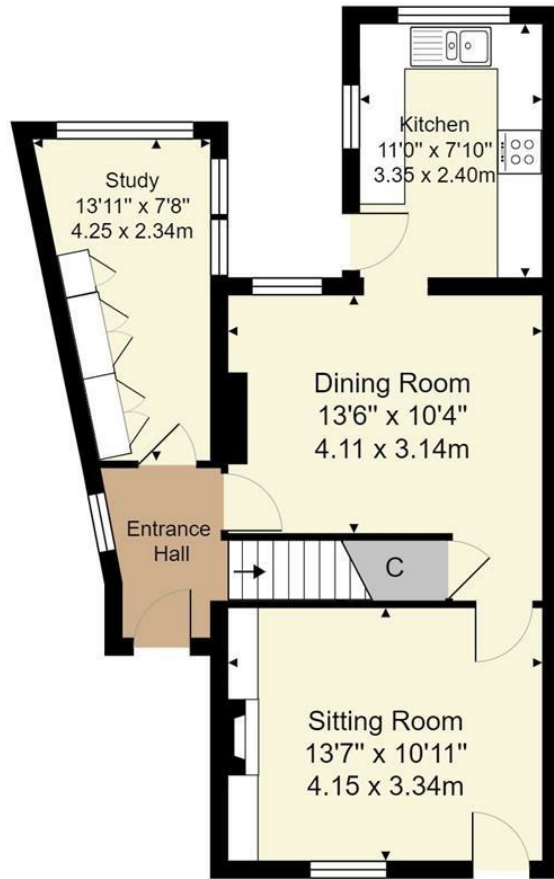
There are a number of highly regarded schools in the area both state and independent including 'St Lawrence CEP', Sevenoaks CP, Amherst Junior School, St Thomas RCP and Lady Boswells CEP schools. Secondary schools include Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar School, Knole Academy, Walthamstow Hall, Trinity and St Michaels and Russell House in Otford. A wide range of leisure facilities: Wildernesse and Knole Golf Clubs in

Sevenoaks, Nizels Golf and Leisure Centre In Hildenborough. For those who enjoy walking, there are a number of popular footpaths in and around the villages of Kemsing and Seal. Motorway links: The M25 can be accessed at the Chevening interchange which is about 3 miles away linking to other motorways, the Dartford River Crossing, Channel Tunnel and Gatwick and Heathrow airports.

Directions

On entering Seal Village from Sevenoaks continue past the shops and the turning leading up to Garden Terrace is opposite Park Lane. There is no vehicle access so park in a convenient location in the village and walk to the property. On entering the lane bear right at the railings and pass a 'summerhouse' to steps which lead up to the cottages with number 1 on the left hand side.





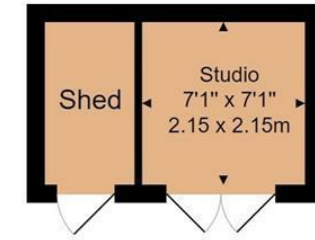
Ground Floor



First Floor



Second Floor



There is a separate garage included in the sale, accessed from the High Street

Approx. Gross Internal Area
1190 ft² ... 110.5 m²
(excluding studio, shed)

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

Sevenoaks 01732 452246

EPC Rating- D

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