



Ibbett Mosely

6a Sealcroft Cottages Childsbridge Lane, Seal, Sevenoaks,
TN15 0BY



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ENJOY THE DELIGHTS OF VILLAGE LIFE WITH ALL THE BENEFITS OF A STYLISH MODERN HOME PRESENTED TO A VERY HIGH STANDARD THROUGHOUT.

PRICE RANGE £600,000 TO £625,000 FREEHOLD
Council Tax Band F and EPC rating B

- PRICE RANGE £600,000 to £625,000
- 2 Further Double Bedrooms
- Stylish Bathroom
- No Onward Chain
- Stunning Open-Plan Living Room
- Modern Kitchen
- Driveway and Parking
- Main Bedroom with Juliet Balcony
- Downstairs WC
- Pleasant Private Garden

A SUPERBLY PRESENTED 3 Bedroom SEMI-DETACHED HOUSE on the edge of the sought after VILLAGE off SEAL just 3 miles from SEVENOAKS. The well-proportioned accommodation Includes a stunning living space with bi-fold doors opening to a pleasant garden with COUNTRY VIEWS beyond. Seal is a vibrant village with excellent local shops and amenities with stations available at nearby Kemsing and Otford. * No Onward Chain *

Description

A stunning property located on the northern edge of the charming village of Seal. This modern semi-detached house, built in 2021, offers a perfect blend of style and comfort. It has been further improved by the current owners who have added high quality Amtico flooring and some stylish interior design touches.

The property is set well back from the road, with useful visitor parking in the long lay-by and a long driveway leading to off-road parking for two cars.

Side access leads to the pleasant rear garden which is not overlooked to the rear.

The accommodation is arranged over three floors. On the ground floor there is an entrance hall with a downstairs cloakroom and under stairs cupboard. The kitchen is off to the right and has been fitted in a contemporary style with integrated washing machine, dishwasher and Bosch oven and hob. A cupboard also houses the Worcester gas boiler. The open-plan double aspect living room sits across the rear of the property with clearly defined lounge and dining areas. This is a delightful light and airy room with a large skylight and bi-fold doors across the whole rear wall. These open into the garden to make entertaining alfresco a joy.

Upstairs there is a landing with a door to the stairs up to the second floor. there are two bedrooms on this floor, a generous double with views to the rear and a smaller double to the front. The family bathroom is a a delight with a modern white suite

including a contemporary bath with shower and screen. The main bedroom is on the second floor with plenty of light from a velux window and a recess with glazed doors to a Juliet balcony offering lovely far-reaching country views towards the North Downs.

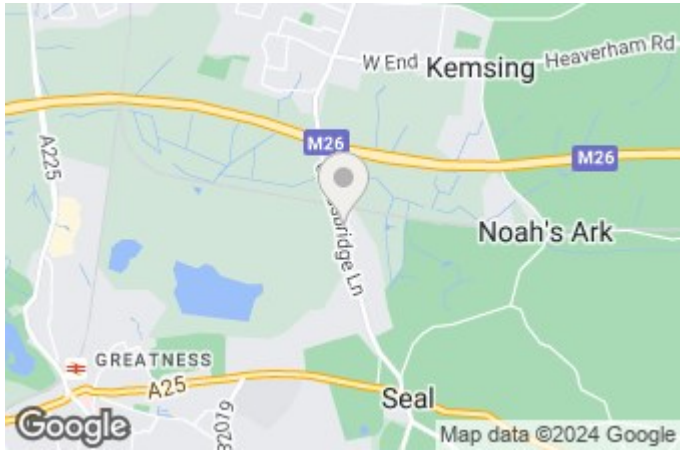
Location

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 3 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.

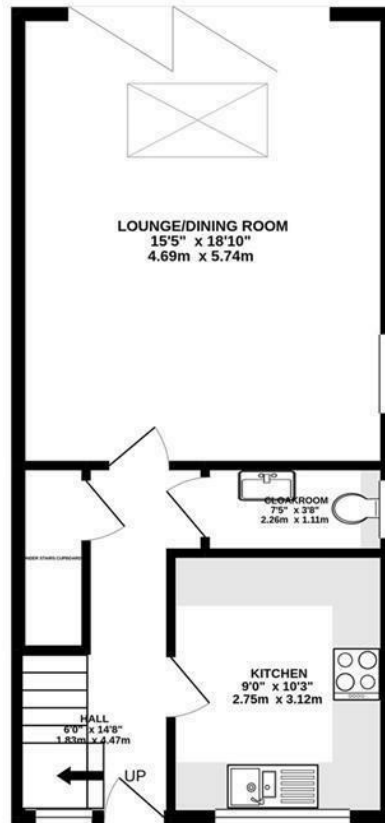
There are a number of highly regarded schools in the area both state and independent including 'St Lawrence CEP', Sevenoaks CP, Amherst Junior School, St Thomas RCP and Lady Boswells CEP schools. Secondary schools include Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar School, 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

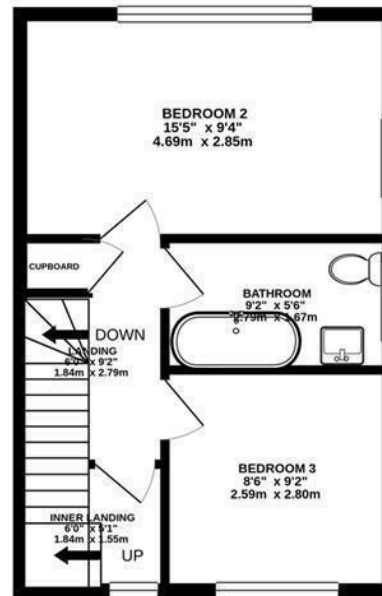
From Sevenoaks take the A25 heading east. As you enter the village of Seal, turn left by the Library and continue to the end of this road then turn left into Childsbridge Lane. The property will be found after about half a mile on the right.



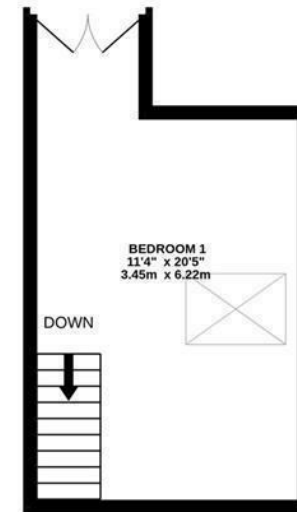
GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- B

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