



Ibbett Mosely

The Standing Stone Street, Seal, Sevenoaks,
TN15 0LQ



A SUPERBLY PRESENTED AND SURPRISINGLY SPACIOUS DETACHED CHALET STYLE PROPERTY WITH A LARGE GARDEN AND LOVELY COUNTRY VIEWS.

**GUIDE PRICE £1,560,000
FREEHOLD**

- Delightful Country Home
- Works as a Bungalow or Family Home
- 4 Bedrooms (3 En-Suite)
- Bedroom 5/Study
- Lovely Sitting Room
- Family Room/Dining Room
- Fitted Kitchen
- Conservatory/Breakfast Room
- Immaculate Large Garden
- Council Tax Band G

Summary

A SUPERBLY PRESENTED DETACHED CHALET STYLE property in a delightful rural location with DELIGHTFUL COUNTRY VIEWS. Located on the outskirts of SEVENOAKS with versatile and spacious accommodation including 4/5 Bedrooms (3 en-suite), 3/4 Receptions and a STUNNING LARGE GARDEN including a large timber outbuilding and store. Total plot approx 0.6 acre.

Description

This is an outstanding detached property that offers both spacious and versatile accommodation all set in a delightful rural spot with country views to the front. We understand it was originally built in the 1930's as a bungalow, it was later extended in the 50's and again in the 70's. It was further extended by the previous owner in 2010/2011 with the most recent addition completed by the present owners in 2015. It has been lovingly presented to a high standard throughout. The accommodation provides plenty of space for a family, but it also works really well for anyone looking for a bungalow as the two upstairs suites can be left for visitors.

A truly stunning feature of the property are the grounds. There is an electrically operated gated entrance with high hedging for privacy. The driveway offers plenty of parking and space for turning. Access is available on both sides leading to the beautifully maintained rear garden. Here you will find a lovely large patio across which wraps around the rear of the house, this opens to a large park-like expanse of lawn with well stocked mature beds and borders with a wealth of trees shrubs and flower. the garden slopes slightly to the rear and extends further to the right. There is a large timber outbuilding/workshop which could provide a home studio/office and also comes with an unusual cellar underneath.





The accommodation is arranged over two floors. The majority being on the ground floor with polished oak flooring to most rooms. Upstairs there are two bedroom suites, each with fitted wardrobes and well-appointed shower rooms. The views are particularly impressive from upstairs.

Downstairs there is an 'L' shaped entrance hall with stairs to the first floor, an airing cupboard and further useful storage cupboards. The ground floor bedrooms are off to the right. The main bedroom suite comprises a spacious bedroom with separate dressing room and a shower room. The second bedroom also has a double with a window to the side and wardrobe. There is a family bath/shower room adjacent to the second bedroom.

The main sitting room is a double aspect room with window to the side and a wide bay window to the front. It has a fireplace with a wood burning stove. There is a study which could provide a fifth bedroom. Behind the study is a generous utility room. The family room sits at the back with windows and patio doors overlooking and leading to the garden. This room can serve as a dining room as well.

The kitchen is a great feature of the property as it opens out into the substantial conservatory which effectively serves as a breakfast room with delightful aspects over the garden. The kitchen has a comprehensive range of units with double oven, hob, sink and work surfaces.

The property has double glazing, oil fired central heating and mains drainage.





Location

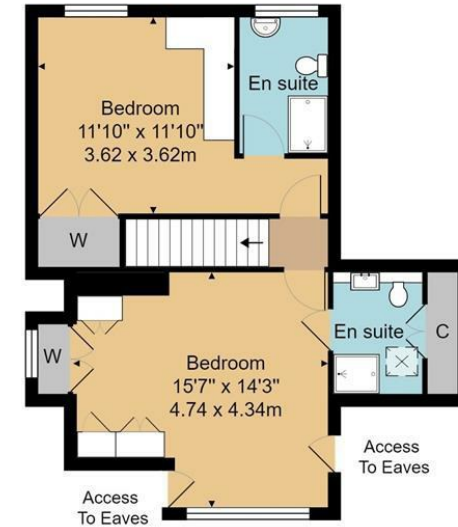
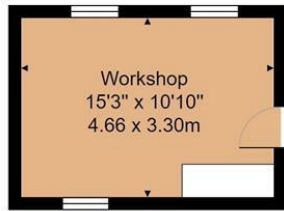
This property is situated on the outskirts of the hamlet of Stone Street in a Metropolitan Greenbelt and in an Area of Outstanding Natural Beauty. There are delightful country walks on hand and the village of Seal is a short drive away offering local amenities. Other nearby villages include Ightham, Ivy Hatch and Borough Green with its mainline station. It has its own small primary school (St Lawrence CEP) and there are popular primary schools in the villages of Seal and Ightham.

It is approximately 4 miles from Sevenoaks Town Centre which provides:-

- Comprehensive Shopping and sophisticated restaurants are located close by in Sevenoaks.
- Mainline rail services: Sevenoaks mainline station to Cannon Street and Charing Cross is within easy reach.
- Primary Schools: Locally St Lawrence CEP in Church road Stone Street; St Thomas' RCP; St John's CEP; Sevenoaks CP; and Lady Boswell's CEP Schools.
- Grammar/State Schools: Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Wildernesse Boys School in Sevenoaks and Sevenoaks Girls School.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School in Sundridge.
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket and Rugby in The Vine area of Sevenoaks. Tennis at The Bailey's Tennis Centre.
- The A21/M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports.

Directions

The property sits in the hamlet of Stone Street, roughly mid-way between Seal and Ightham. It can be reached from various directions, but as a guide, leaving Seal heading east along the A25, turn right into Red Lane and at the end of the road turn left, the property will be found a short distance along on the left.



First Floor

Approx. Gross Internal Area
2183 ft² ... 202.8 m²
(excluding workshop)

Ground Floor

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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