



Ibbett Mosely

7 Maidstone Road, Sevenoaks, Kent, TN13 3BY



7 Maidstone Road, Sevenoaks, Kent, TN13 3BY

A CHARMING PERIOD SEMI-DETACHED COTTAGE FULL OF CHARACTER FEATURES AND BOASTING WELL-PROPORTIONED ACCOMMODATION AND A LOVELY GARDEN.

PRICE: £495,000 FREHOLD
Council Tax Band 'C' and EPC rating 'D'

- Elevated Position with Views
- Plus Useful Cellar/Home Office
- Gas Central Heating
- On Road Parking Nearby
- 2 Double Bedrooms
- Contemporary Bathroom
- Close to Amenities & Station
- 2 Receptions
- Cottage Style Kitchen
- Large Private Garden

A CHARMING semi-detached PERIOD COTTAGE in a commanding elevated position close to excellent local amenities and within easy reach of SEVENOAKS HIGH STREET and MAINLINE STATION. Offering a WEALTH of CHARACTER FEATURES with accommodation including 2 DOUBLE BEDROOMS, 2 RECEPTIONS, kitchen and contemporary bathroom. Also boasts a LOVELY GARDEN and a useful cellar/home office.

Description

This character period cottage has had time and money invested to create a charming property complemented by a stylish modern finish. Recent updates include a new bathroom as well as a crisp and light decor throughout. Outside the property boasts a generous garden to the side and rear which has been landscaped with a decked seating area, lawns and slate patio with a side gate. It offers both views and a high level of privacy. A large garden shed/store has been erected to the rear and this could be converted to provide a studio or home office.

The accommodation is arranged over two floors plus a very useful cellar that is currently used as an office with some natural light. As you step through the entrance into the

sitting room you will immediately appreciate the care that has gone into this cottage. The view from this elevated spot to the front is over local shops, character buildings and the roundabout. The focal point of the room is a fireplace with exposed brickwork and a stove. The room opens to a lobby area with access to the kitchen, stairs down to the cellar and opens into a dining room with stairs to the first floor.

The double aspect, part-vaulted kitchen is well-fitted with a range of wall and base units with granite work surfaces and inset sink. Appliances include oven, hob and extractor, fridge/freezer and space/plumbing for the washing machine. There is a slate floor and a doorway leading to the garden. The bathroom is off the dining room with windows to two aspects, underfloor heating and a stylish contemporary white bathroom suite comprising wc and washbasin in a vanity unit and a bath with shower over and screen. Tiling extends to both walls and the floor.

Upstairs there is a small landing with hatch to the loft space for storage. There are two double bedrooms each with pleasant outlooks. The master has cupboards to the alcoves and there is a further cupboard in the second

bedroom. The property has gas central heating, double glazing and shutters added to the sitting room window.

Location

The cottage is located near various local shops and amenities, being on the border of Sevenoaks and Riverhead. Its elevated position is unusual but really adds to its charm and provides some lovely outlooks. It is conveniently situated about a mile from Sevenoaks Mainline Railway Station taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross. Bat and Ball railway station is a similar distance with services to London Bridge/Victoria/Blackfriars taking around 50 minutes and

Sevenoaks Town Centre is about 1.5 miles away and 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.

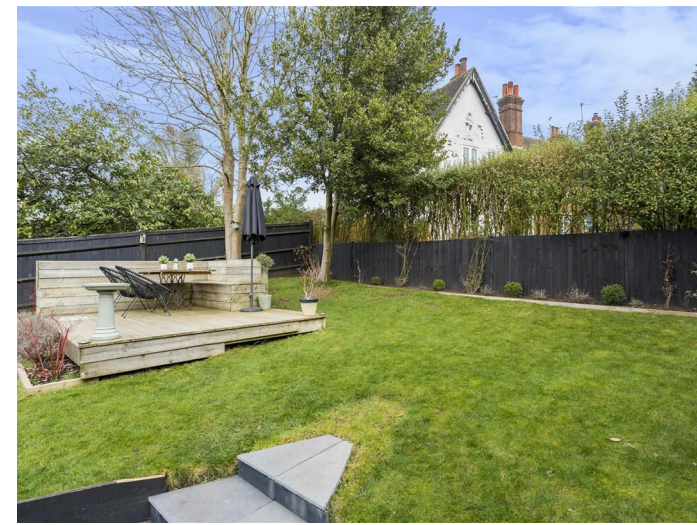
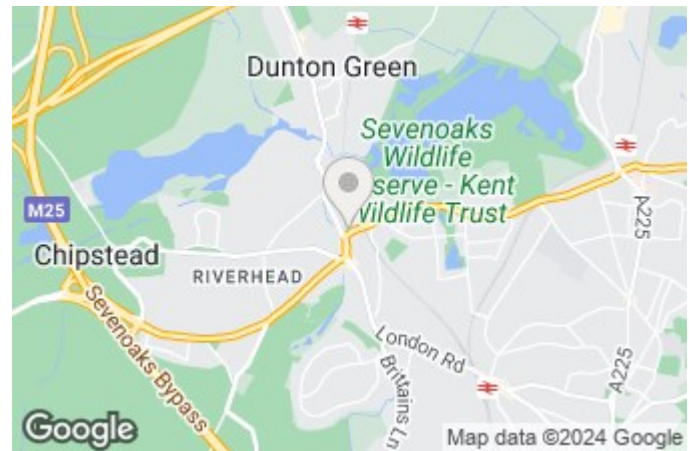
Secondary Schools: Weald of Kent Grammar - Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy and The Trinity School in Sevenoaks. Skinners' School, Tunbridge Wells.

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.

Directions

From Sevenoaks station head towards Riverhead. Take the second exit at the first roundabout and again the second at the next roundabout. The property will be found immediately on the left hand side, elevated and accessed via steps from the footpath. Parking is available either on the road off the roundabout or alternatively take the second right into Betenson Avenue where parking spaces can often be found.





Cellar

Ground Floor

First Floor

Approx. Gross Internal Floor Area (Incl. Cellar) 805 sq. ft / 74.80 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.

www.virtual360.net

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- D

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London