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Ibbett Mosely

77 Seal Hollow Road, Sevenoaks, Kent, TN13 3RY



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A SUBSTANTIAL VICTORIAN SEMI-DETACHED HOUSE ON A GOOD SIZE PLOT. IT NEEDS COMPLETE REFURBISHMENT AND IS LESS THAN A MILE FROM THE HIGH STREET AND 1.1 MILES FROM SEVENOAKS STATION.

**PRICE: OFFERS OVER £1,100,000 FREEHOLD
Council Tax Band G - EPC Rating E**

- Fantastic Project in Central Sevenoaks
- 5 Bedrooms
- Long Driveway & Car Port for Parking
- Superb Period House
- 4 Receptions
- Scope for Extension and Attic Conversion (STP)
- Lots of Original & Character Features
- Large Garden
- No Onward Chain (Probate pending)

An outstanding VICTORIAN SEMI-DETACHED HOUSE set in a prestigious location within easy reach of amenities including SEVENOAKS town centre and MAINLINE STATION. It requires COMPLETE MODERNISATION and REFURBISHMENT which has been reflected in the asking price. It is offered with NO ONWARD CHAIN.

Description

This imposing Victorian house forms one of a pair on the corner of Seal Hollow Road and Bayham Road. It has a generous frontage setting it well back from the road with a driveway providing plenty of parking and leading to a car-port to the side. It does now require complete modernisation and refurbishment making it an ideal project for someone looking to create a spacious home in a period property with plenty of original features giving it charm and character. The property has the benefit of a large rear garden with pleasant westerly aspects and a good deal of privacy.

The property is arranged over three floors plus a

two chamber cellar. On the ground floor, the entrance is to the side with a lobby and downstairs wc. The hallway has a staircase rising to the first floor and access to all reception rooms. The spacious bay fronted drawing room has a fireplace as does the sitting room with a door leading to the rear garden. There is a good size study and a dining room which leads to the kitchen.

On the first floor there are four bedrooms, three double and a large single, plus a bathroom. The fifth bedroom is on the second floor which also has access to a loft space which appears to offer scope for conversion if required.

Location

This property is ideally located just a short walk from the historic Vine, Knole Park and the High Street and about half a mile from the mainline station. Sevenoaks is now considered to be one of the most sought-after locations to live in the UK with a charming town centre offering a variety of restaurants, services and shops including many

independent boutiques and both Marks & Spencer and Waitrose stores.

The Stag Community Arts Centre offers a rich and varied calendar. Knole is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park. There are excellent leisure and sporting facilities in and around the area. The nearby Sevenoaks Leisure Centre offers an excellent gym and pool and there is a selection of private health clubs and golf clubs.

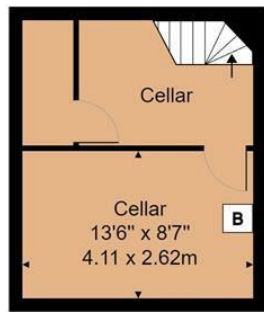
There are excellent links for the commuter. London is accessible by rail from under 30 minutes with regular services to London Bridge/Waterloo East/Charing Cross as well as Cannon Street and Blackfriars. There is also access to the national motorway network via the M25 at Junction 5.

There is an excellent selection of private and state schooling in the area including several outstanding primary schools, notably Lady Boswell's less than half a mile away. The range includes: 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 and Skinners' School, Tunbridge Wells. The Independent Schools include : Walthamstow Hall, Solefields, Sevenoaks Prep, Granville, New Beacon, St Michael's, Russell House, Sevenoaks School and Radnor House.

Directions

From Sevenoaks High Street proceed north through the traffic lights and bear right into Seal Hollow Road where the property will be found about half a mile on the left, just before Bayham Road.





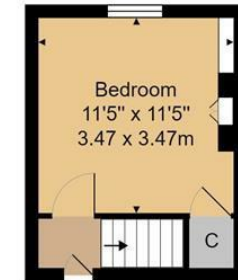
Basement



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area
(Incl. Cellar)
2246 sq. ft / 208.7 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

Sevenoaks 01732 452246

EPC Rating- E

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