



Ibbett Mosely

Honey Pot Cottage Bluebell Farm, Church Street, Seal, Sevenoaks, TN15 0AR



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A CHARMING COTTAGE FORMING PART OF THIS EXCEPTIONAL FARM COMPLEX DEVELOPMENT ON THE EDGE OF SEAL VILLAGE WITH SHARED 15 ACRE GROUNDS AND LOVELY COUNTRY VIEWS.

PRICE: £500,000 FREEHOLD

- 2 Double Bedrooms
- Modern fitted kitchen
- Superbly Presented
- Annual Sevice Charge for Communal areas £1,200
- 2 En-Suite Shower Rooms
- Downstairs WC
- 2 Allocated Parking Spaces pus Vistor Spaces
- Open-Plan Living Space
- Gas C/H and Double Glazing
- EPC RATING C - COUNCIL TAX BAND E

A charming terraced cottage redeveloped about 5 years ago and improved further by the current owner. Delightfully set within 15 acres of private grounds shared with the other properties in this idyllic location on the edge of the sought after VILLAGE of SEAL. It has 2 DOUBLE BEDROOMS each EN-SUITE and spacious OPEN-PLAN living space with a modern fully fitted kitchen. It has a small courtyard to the front, MAGNIFICENT VIEWS and 2 ALLOCATED PAKING spaces.

Description

Honey Pot Cottage is a delightful character home that has been beautifully redeveloped and further improved by the current owners. It is part of a farm development comprising a wide range of converted and new buildings all set within shared grounds of around 15 acres that afford plenty of walking opportunities as well as providing an open outlook across the North Downs and towards the village of Seal, the church is clearly visible from the cottage. The owner has improved the property with a new additional window to the rear downstairs and a new

stable door to make the most of the outlook and the garden area at the front.

The accommodation is set over two floors and extends to 884 square feet. The stone floor in the hallway invites you into the easy to maintain home and into the open plan living/dining/kitchen room that is great for entertaining, intimate dinner parties or quiet nights in. The bespoke sage green kitchen features ample base units with built-in appliances that include a Smeg oven, microware, hob fridge and freezer.

The two bedrooms on the first floor both have ensuite shower rooms, fitted wardrobes and pretty picture windows affording views. The property has double glazing and gas central heating.

Outside, it has a small front garden that is paved and has been made very pretty by the owner whilst ensuring it is easy to maintain if you are looking for a 'lock-up and leave' property. There are two allocated parking spaces and additional visitor spaces.

Location

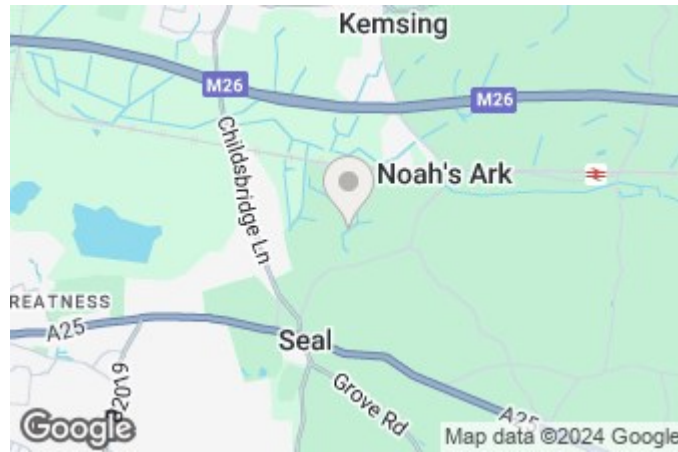
This exceptional and exclusive small development is set on the rural edge of Seal village. Seal is an historic village with a vibrant community and offers a range of day to day shopping facilities and other amenities including a primary school, library, church and restaurants. Sevenoaks Town Centre is 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 (approx 30 minutes) on the Charing Cross/Cannon Street Line. In the nearby village of Otford there is a station 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 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. On entering Seal Village, turn left near the library and

first right. Head through the narrow lane and straight ahead at the end into Church Street. Continue out of the village, passing the church on your left. After about a quarter of a mile the entrance to Bluebell Farm is on your left. Continue down the private lane and the complex of properties will be found. Park in the furthest car park and the property is to the right.



Approximate Gross Internal Area
82.2 sq m / 884 sq ft

Honeypot Cottage



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 190948

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Sevenoaks 01732 452246

EPC Rating- C

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