

Ibbett Mosely

11 Buckwell Place, Sevenoaks, TN13 1RF



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A VERY WELL PRESENTED MEWS STYLE HOUSE ARRANGED OVER THREE FLOORS WITH PRIVATE PARKING AND A LOW MAINTENANCE DECKED COURTYARD.

GUIDE PRICE: £560,000 FREEHOLD

- Three Bedrooms Over Three Floors
- Downstairs WC
- Superbly Presented Throughout
- EPC Rating C; Council Tax Band E.
- Bathroom and En-Suite Shower
- Gas CH and Double glazed
- Pleasant Courtyard Garden
- Open-Plan Living space
- South Sevenoaks Location
- Two Parking Spaces

Modern living just South of SEVENOAKS HIGH STREET, in a stylish MEWS DEVELOPMENT with private PARKING and an Easy Maintenance garden. It has 3 BEDROOMS, one with en-suite shower, and an extra box-room on the second floor. A great OPEN-PLAN living space, hall, WC and well-appointed kitchen complete the accommodation on the ground floor.

### Description

This architect-designed mews house by Rydon Homes offers a delightful blend of modern living and convenience. The property features three well-proportioned bedrooms and two bathrooms (one en-suite shower room), thoughtfully arranged over three floors, providing ample space for families or those seeking a comfortable home.

Upon entering, the generous hallway leads to a welcoming open-plan living area that seamlessly combines the sitting and dining spaces, creating an inviting atmosphere perfect for both relaxation and entertaining. The design maximises natural light,

enhancing the overall sense of space and comfort. There is a well appointed kitchen to the front and a downstairs cloakroom/wc.

The property also boasts a low-maintenance courtyard garden, ideal for enjoying the outdoors without the burden of extensive upkeep. Additionally, private parking for two vehicles is included, along with visitor parking, ensuring that you and your guests have convenient access.

Situated in the desirable south Sevenoaks area, this home is perfectly positioned to take advantage of local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This mews house is not just a property; it is a lifestyle opportunity waiting to be embraced.

### Location

The property is in a sought after south Sevenoaks location convenient for Sevenoaks High street and Sevenoaks School. Sevenoaks Town Centre has an

abundance of small independent speciality shops and boutiques alongside M&S and Waitrose. You'll be spoilt 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 and is only a few minutes walk away via a pedestrian gate. 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.

The area has an excellent range of schools. 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. There are excellent Independent Schools: Walthamstow Hall, Solefields, the Granville and New Beacon Schools in Sevenoaks, St Michaels & Russell House Schools in Otford. Radnor House in Sundridge.

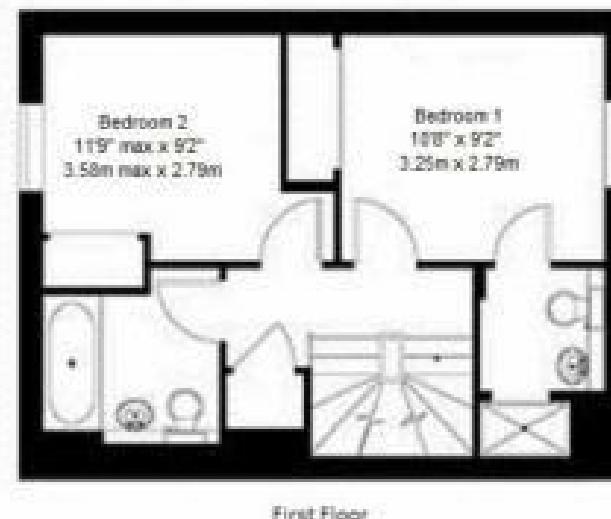
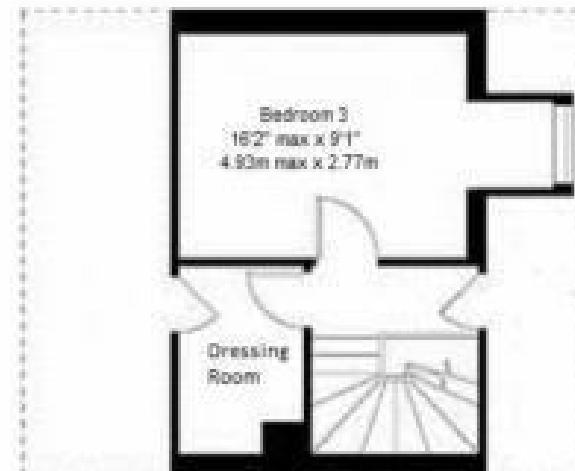
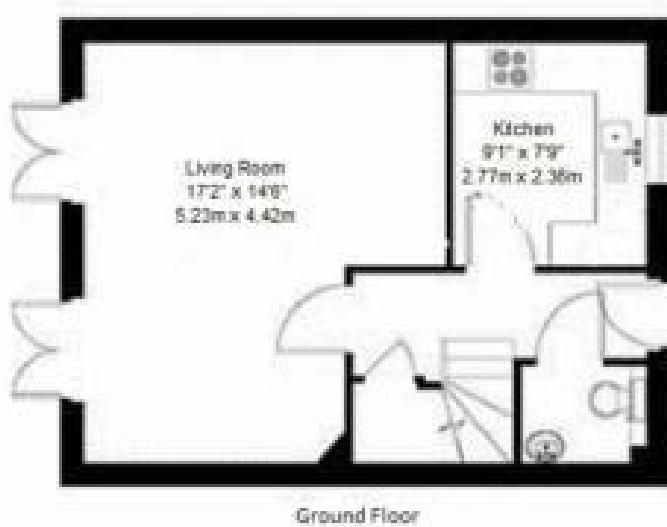
The A21/M25 provide links to the motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel, Tunbridge Wells, the coast and the Dartford River Crossing.

Sevenoaks Mainline Railway Station taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross; Bat and Ball railway station with services to London Bridge/Victoria/Blackfriars taking around 50 minutes.

#### Directions

Proceed south from Sevenoaks High Street until you reach the White Hart public house on the right. The development is on the right next to the pub.





**Ibbett Mosely**

Sevenoaks 01732 452246

EPC Rating- C

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