



Set on the fringe of Bessels Green, this charming Grade II listed cottage forms part of this locally renowned and rarely available terrace of cottages, each with their own distinct coloured doors and window frames. In close proximity just across the green is The Kings Head pub / restaurant, while the highly sought after Riverhead & Amherst Schools are within walking distance (0.3 miles). For commuters, there are easy links to the M25 / A21 motorway networks, as well as Sevenoaks mainline station (1.2 miles) with its fast and frequent links to London Bridge / Charing Cross achievable within half an hour. A range of doorstep amenities are available in Riverhead (including the Tesco superstore), while a wide array of all shopping, social and leisure facilities can be found in Sevenoaks town centre.

The Cottage itself is considered to be well presented throughout, boasting a wealth of character features that include sash window openings and exposed timbers beams. Benefiting from a social open plan arrangement of accommodation to the ground floor with the sitting room and its open fireplace / exposed brick chimney breast providing access through to the kitchen / dining room, while the rear lobby and study / bedroom three complete the ground floor. To the first floor there are two bedrooms, the bathroom and a separate WC. Externally the property boasts a delightful garden of South Easterly aspect with detached studio / home office to the rear. With no onward chain, your early viewing comes highly recommended in order to fully appreciate all this delightful cottage has to offer.

## 1 Park Place

Bessels Green, Sevenoaks, Kent, TN13 2QD Freehold



Offers In Excess Of £400,000

## **SITTING ROOM**

Front entrance door and multi-pane sash window, providing delightful aspect over Bessels Green to the front of the cottage. Radiator, fitted carpet, open fireplace with exposed brick chimney breast as focal point for the room, complete with low level storage units and display shelving over to each chimney breast recess. Inset ceiling timber beams, wall lighting and staircase to first floor landing, open plan access through to the kitchen / dining room.

## **KITCHEN / DINING ROOM**

Window to rear, double radiator, laminate wood flooring and localised wall tiling. The kitchen comprises an L-shape of matching wall and base units set with roll top work surfaces incorporating stainless steel sink unit and drainer, space for tall fridge freezer and cooker, washing machine, open dining space for table and chairs and door providing access through to the rear lobby.

## **REAR LOBBY**

Part glazed door to rear providing direct access to the garden and sliding wooden door to study.

## **STUDY**

Feature multi pane sash window to rear with delightful garden aspect, double radiator, fitted carpet and wall mounted boiler.

## **FIRST FLOOR LANDING**

Access hatch to loft storage space, fitted carpet and doors to all rooms

## **BEDROOM ONE**

Feature sash window to front with delightful views across the green, double radiator, fitted carpet and brick open fireplace surround complete with built in wardrobes to each chimney breast recess as the focal point for the room.

## **BEDROOM TWO**

Feature sash window to rear with delightful garden aspect, radiator, fitted carpet and built in triple wardrobe with sliding fronts.

## **BATHROOM**

Skylight roof window, radiator, localised wall tiling, suite comprising paneled bathtub and pedestal wash basin. Separate wall mounted shower unit, courtesy light and shaver point. Door to airing cupboard housing hot water cylinder.

## **SEPARATE WC**

Opaque window to rear, low level WC and wall mounted wash basin with tiled splashback.

## **PARKING**

There is on street parking directly in front of the property by way of permit for residents only.

## **GARDEN**

The delightful rear garden is a genuine feature of the property and enjoys a sunny South Easterly aspect. Set within a neatly fenced perimeter the garden is mainly laid to lawn with flower and shrub borders as well as a footpath running the length of the garden to the detached studio found at the foot of the garden.

## **DETACHED GARDEN STUDIO**

Timber garden studio with front veranda is for multipurpose usage including home office, seating and entertaining.

## **ADDITIONAL INFORMATION**

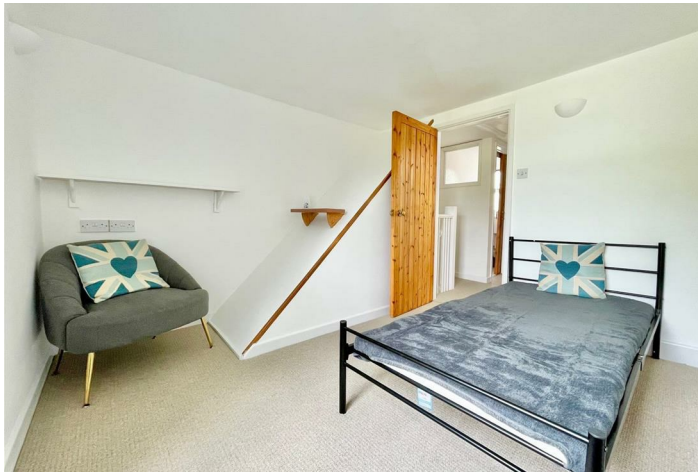
Property is Freehold

Property is Grade II Listed

Council Tax Band C



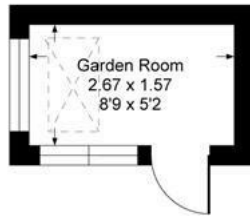






## Park Place, TN13

Approximate Gross Internal Area = 56 sq m / 602 sq ft  
Approximate Outbuilding Internal Area = 4 sq m / 45 sq ft  
Approximate Total Internal Area = 60 sq m / 647 sq ft



Garden  
14.94 x 3.68  
49' x 12'1  
(Approx)



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

Produced by Planpix

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4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

