



2 Forge View, Carters Hill, Underriver, Kent TN15 0RY
Guide: £785,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Delightful Bay Fronted Extended Semi-Detached Family Home
- *Four Bedrooms *Far Reaching Countryside Views
- *Picturesque Rural Hamlet *Spacious Sitting/Dining Room
- *Large Country Kitchen/Dining Room & Utility Area *Cloakroom
- Main Bedroom with En-Suite Shower Room *Family Bathroom
- *Rear Garden Extending to approx.140ft Backing Fields *Off Road Parking

Description

This delightful bay fronted semi-detached house is situated in an elevated position in the sought after rural hamlet of Underriver which lies within the Metropolitan Green Belt and an Area of Outstanding Natural Beauty. This charming four bedroom family home has the benefit of a double storey rear extension providing spacious and versatile family accommodation. The long rear garden adjoins fields to the rear and enjoys views across the surrounding countryside from both the front and rear elevations.

POINTS OF NOTE:-

- The property is approached over the front garden with pathway leading to the front door and entrance porch having flagstone flooring, built in shoe storage and wooden and glazed front door leading to the hallway.
- Entrance hallway with stairs rising to the first floor, understairs cloakroom, wall mounted electric meter and house alarm panel. Open archway to utility area having space and plumbing for washing machine and ceramic tiled flooring.
- Bright open plan sitting/dining room with bay window affording lovely rural views to the front, open brick fireplace with stone hearth and fitted cupboard.
- Dual aspect country kitchen/dining room fitted with a range of cream painted base units of cupboards and drawers and matching glazed wall cabinets with granite style worktops and tiled splashback. Sink unit, four ring gas hob with Bosch oven below.
- A bright spacious room with reclaimed stripped wooden floorboards and underfloor heating, space for large dresser and entertaining space and French doors opening to the terrace.
- First floor landing with access to loft via hatch, wooden balustrade, and pretty wooden latch doors to the bedrooms.
- Spacious main bedroom suite with window to rear and far reaching views. En-suite shower room comprising close coupled w.c, pedestal basin and separate tiled shower enclosure, ceramic tiled floor and heated towel rail.
- Three further bedrooms, the second double having aspect to front and lovely views over the surrounding countryside and airing cupboard. The third double also with aspect to front and views, fourth generous single with aspect to rear overlooking the garden and fields and built in cupboard.



- Family bathroom fitted with a white suite comprising panelled bath with hand held shower attachment and tiled splashback, close coupled w.c, pedestal basin and ceramic tiled flooring.
- French doors from the kitchen lead out onto the rear terrace with low retaining brick wall and steps to the garden, mainly laid to extensive lawn with fenced and mature hedged boundaries, flower/shrub borders, garden shed and log store. The garden extends to approx.140ft in length and includes an additional area of grassed agricultural land to the rear, backing fields. Wrought iron gate and pathway providing access to the front.
- Services: Mains electric. Gas central heating with combination boiler located in the loft. Shared septic tank with sewerage charges of approx. £272p/a. Double glazed windows. Parking bay to front jointly owned by Nos 2,3 & 4 with a cost of approx. £60p/a to cover insurance.
- Council Tax Band: E – Sevenoaks Borough Council
- EPC: C

Underriver

Forge View is centrally located within the sought after hamlet of Underriver located to the south of Sevenoaks, with historic church, village hall and country pub/restaurant. Beautiful country walks can be enjoyed nearby in this area of outstanding natural beauty. Hildenborough station is 2.8 miles away offering mainline links to London Bridge, London Charing Cross and London Cannon Street. The A21 at Hildenborough also links to the north with the M25 providing links to London, the national motorway network, Gatwick, Heathrow and Stansted airports, the Channel Tunnel and Bluewater Shopping Centre. Sevenoaks town offers a comprehensive range of shops, boutiques, restaurants and bars as does Tonbridge located to the south. There are numerous excellent primary schools in the area, in the villages of Weald, Shipbourne, Hildenborough and Seal. Both prep and senior schools are easily accessible, including Hilden Grange, Hilden Oaks, Sevenoaks Prep, Sevenoaks School, Tonbridge School,



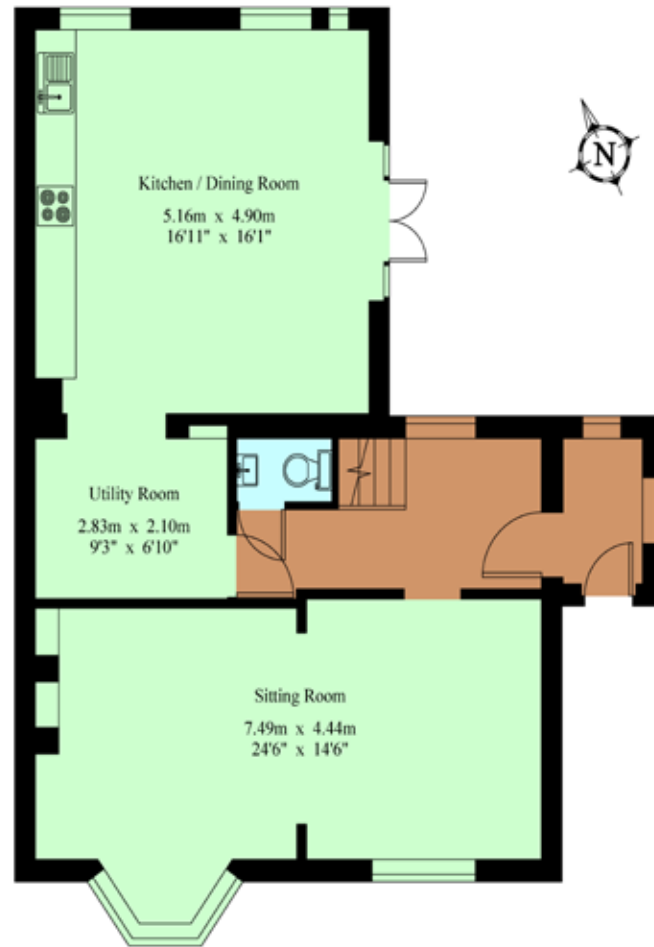
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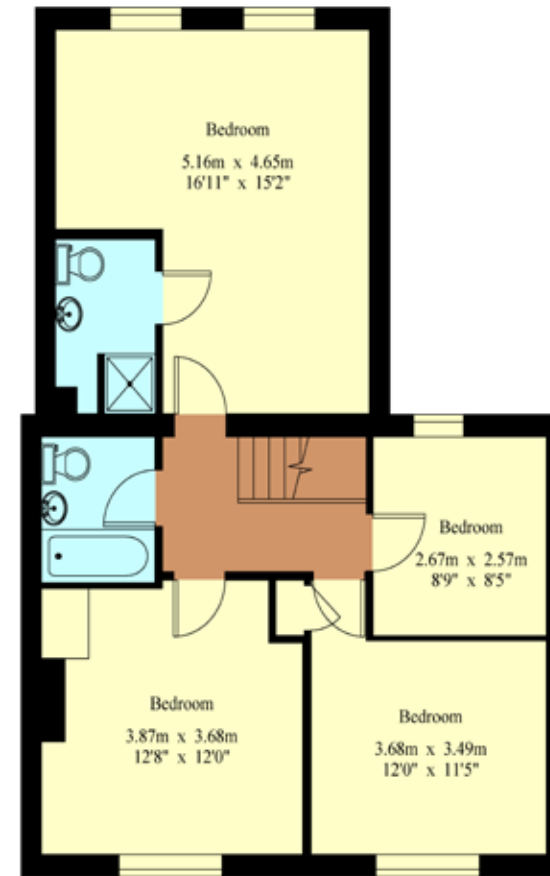
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2 Forge View

Gross Internal Area : 141.6 sq.m (1524 sq.ft.)



Ground Floor



First Floor

For Identification Purposes Only.

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