



2 Church Road, Seal, Sevenoaks, Kent TN15 0AU
Guide: £525,000 - £550,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Character Grade II Listed Mid-Terrace Cottage

*Situated in the Heart of the Village

*Two Double Bedrooms *Kitchen/Dining Room *Sitting Room

*First Floor Bathroom *Single Garage *Off Road Parking

*Landscaped Courtyard Garden

Description

An opportunity to acquire an attractive Grade II listed village home, situated in the heart of this popular village. This charming cottage, believed to date back to 1680, is arranged over three floors and combines an abundance of character features with modern living, having the benefit of a single garage and off road parking.

Accommodation: -

- Pretty cottage front gardens with a picket fence and brick pathway leading to the painted wooden front door.
- Attractive sitting room providing a cosy reception space, exposed beams and fitted bookcase, pretty sash window to front, exposed brick chimney breast with wood burning stove and engineered oak flooring
- Small lobby area having ceramic tiled floor and wooden and part glazed wooden door leading to the courtyard garden.
- Kitchen/dining room, attractive quarry tiled flooring and exposed painted brick walls with stairs rising to the first floor and understairs storage. Shaker style cream units and contrasting woodblock worktops. Belfast sink, New World Range Cooker inset to chimney breast with opening to original bread oven, space for washing machine and fridge freezer.
- First floor landing, exposed ceiling and wall beams, stairs rising to the second floor and door to the main double bedroom and bathroom, small study/reading area with skylight window.
- Main double bedroom full of character and charm having sash window with aspect to front, exposed beams, fitted wardrobe and eaves storage space
- Well appointed family bathroom fitted with a white suite comprising a free standing roll top bath with claw feet and hand held shower attachment, close coupled w.c, fitted vanity area with mosaic tiling and stone sink. Fitted airing cupboard with immersion heater and stripped painted wooden flooring.
- Second floor attic double bedroom into eaves having dormer window to front, fitted cupboard, eaves storage space housing water tank and inset lighting.



- Delightful landscaped courtyard garden, providing an excellent space for al fresco dining, gravel area with log store, lovely circular red brick terrace, low retaining wall and steps to a further raised seating area with shrub/flower borders. Walled and fenced boundaries and access door to the rear of the garage.
- Garage, wooden double doors to front, power and light, accessed from Zion Street with driveway and parking to front.
- Services and Points of Note: All mains services. Gas fired central heating. No.1 Church Road has rights of access across the driveway for their garage with a flying freehold above the garage. BT Broadband connection.
- Council Tax Band: D – Sevenoaks District Council
- EPC: Exempt – Grade II Listed.

Seal

The property is centrally located within the village centre of Seal, a 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 2.4 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 on the Charing Cross/Cannon Street Line. Closeby in Kemsing and also in the village of Otford there are stations offering services to London on the Victoria/Blackfriars line. There are many highly regarded state & private schools in the area and leisure facilities include Wildernesse, Knole & Nizels Golf clubs, Sevenoaks Sports & Leisure Centre, Cricket, hockey, football and rugby in the Vine area of Sevenoaks.



Viewing Strictly By Appointment

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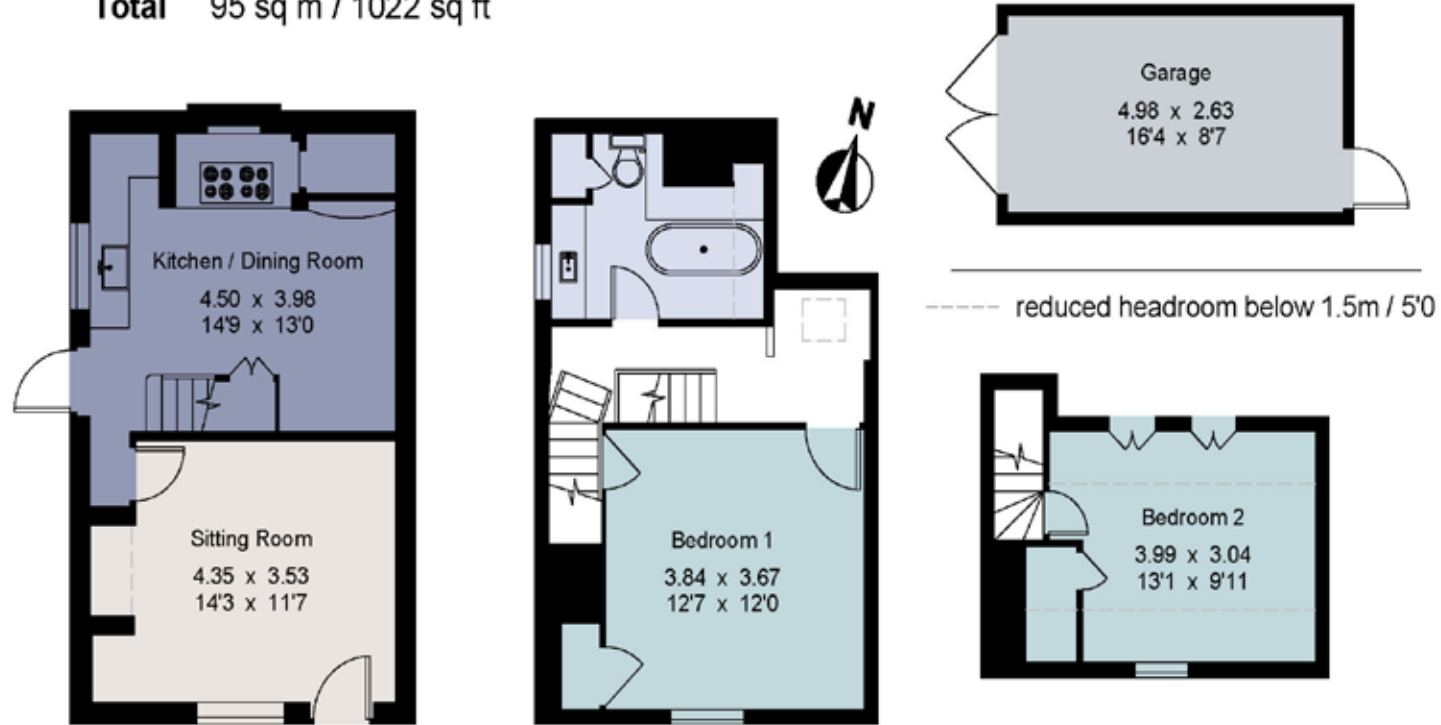
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2 Church Road, Seal

Gross internal area (approx) 81.9 sq m/ 881 sq ft

Garage 13.1 sq m/ 141 sq ft

Total 95 sq m / 1022 sq ft



For identification only - Not to scale

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