



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT

Charming character cottage located in the desirable village of Chipstead.


**Sevenoaks**  
**£410,000**

- Grade II listed
- Desirable village location
- Close proximity to local schools
- Garden
- Period features

Delightful Grade II listed period cottage with exposed beams and character features located in the sought after village of Chipstead and within walking distance of Chevening, Riverhead and Amherst primary Schools. There is also a good choice of secondary schools in the local area and also in Tonbridge and Tunbridge Wells. Sevenoaks station can be reached on foot in around 30mins. Leisure options in the area include the sailing club at the nearby Chipstead Lake, an abundance of golf clubs, and a leisure centre in Sevenoaks with pool and gym. Sevenoaks is approximately 10mins away by car.  
CHAIN FREE

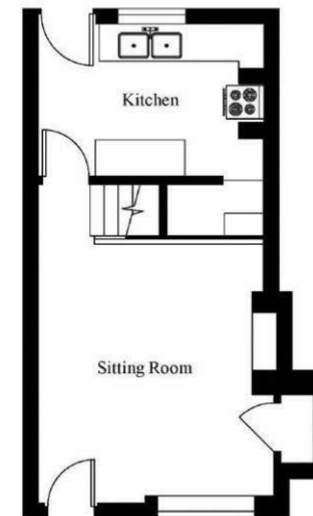
- \* Sitting room with log burner & exposed beams.
- \* Fitted kitchen
- \* Two double bedrooms
- \* Walled cottage garden with patio area and shed
- \* Chain free

LOCAL AUTHORITY - Sevenoaks District Council - Tax band E

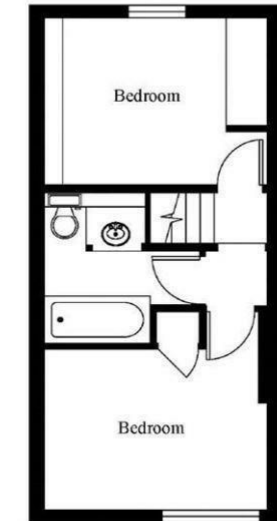
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Gross Internal Area : 57.9 sq.m (623 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.  
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2 - 3 The Shambles, Sevenoaks, Kent, TN13 1LJ  
T. 01732 464 498 | E. mail@cavendish.pro  
www.cavendish.pro