



Ibbett Mosely

2 Crown Point Sevenoaks Road, Seal Chart,
TN15 0HB



Modernised throughout with a feature social kitchen but retaining the charm and style of the original Victorian Cottage.

Extended to the rear and back of the cottage the space has been greatly increased and now offers a good sized family home with all the attributes needed for a modern house including ensuite facilities, study, Electric charger point and utility room/ downstairs wc.

Guide Price £700,000 to £725,000

Description

Beautifully located, set in woodlands just off the Sevenoaks Road this sympathetically extended cottage sits well in its location. Offering up plenty of parking to the front and side of the cottage in true country style the vendors use the side access to the now fabulous modernised social kitchen diner with bifold doors opening out the garden space. Set out with clear designated areas and lots of light coming through from the aforementioned doors, further window and roof lights over the kitchen area. A fantastic space for the family and socialising with friends. Coming forward through the ground floor you enter the large reception room in excess of 21ft with feature bay window and fireplace giving balance to the modern kitchen and reminding you of the cottages heritage. An internal lobby

- Extended Victorian Cottage
- Modern Social Kitchen Diner Opening to Garden
- Character Features Including Fireplace
- Study plus Gym and Office Cabins
- Electric Car Charger & Fiber connection to house.
- Three Double Bedrooms
- Large Landscaped Garden
- Ensuite to Master Bedroom
- Semi Rural, Woodland but Connected Location
- Guide Price £700,000 to £725,000 - EPC D - Council Tax E

area within the side extension would give another option for access if a door is fitted where the window currently sits. It was the intention of the vendors prior to deciding to move to open this space up. The lobby splits a study to the front, ideal for working from home or offering a playroom and the utility room to the rear that has the addition of a downstairs WC.

The first floor, offers two bedrooms and two bathrooms off a central landing. A double bedroom to the front of the house is almost square in its proportions that is currently used as a child's room and has built in cabin/bunk beds to one end, and the main bedroom to the rear with three windows offering a double aspect to rear and side. In additions there are ensuite facilities via a modern shower room. A four piece refitted family bathroom sits between the two





bedrooms on this floor.

The second floor continues with the accommodation and offers a further double bedroom a great space with side window looking over fields and woodland.

The landscaped garden to the side and rear is of good size and varied functions and spaces. A large drive with multiple parking options leads to a fenced off area with further parking with electric charging point and lawn area. A further fenced private social patio and lawn connects the house via the kitchen diner and a further large terraced lawn to the rear running up to a children's play area. There are also two cabins with elevated views over the house and beyond to the neighbours horse field on the side.

The two cabins offer great space currently used as a gym and office working space to disappear to for privacy, a fantastic addition.

Location

Comprehensive Shopping: Sevenoaks (5 miles), Tonbridge (6 miles) & Bluewater (17.9 miles).

Mainline Rail Services: Borough Green (3 miles) to London Victoria. Sevenoaks (5.3 miles) to London Bridge/Charing Cross/Cannon Street.

Primary Schools: Ightham, Plaxtol and Borough Green. within a mile walk on a private lane to St Lawrence CoE primary School.



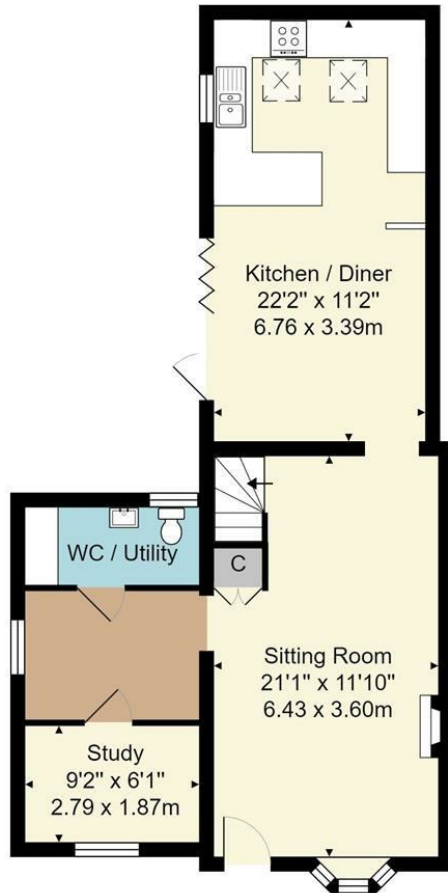


Secondary Schools: Knole Academy, Tunbridge Wells Boys Grammar, Weald of Kent Grammar and Trinity Schools in Sevenoaks. Wrotham School. A number in Tonbridge and Tunbridge Wells.

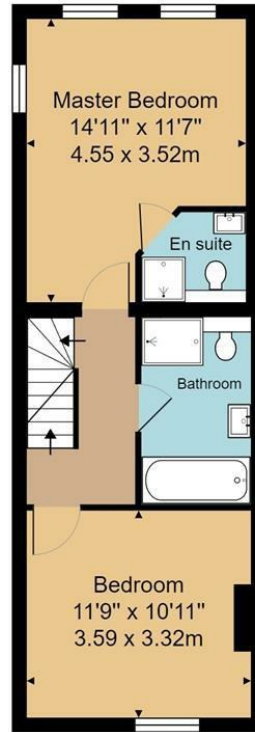
Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Walthamstow Hall, The Granville, Solefields and New Beacon Prep Schools. St Michaels and Russell House Prep Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Footpaths in the local area. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf Club with a health/fitness centre in Hildenborough. Reynolds Country Club & Fitness Spa in Borough Green.

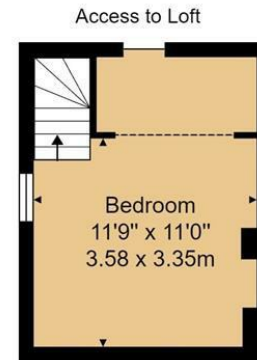
All distances are approximate.



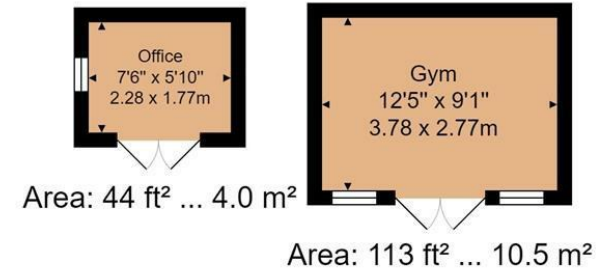
Ground Floor



First Floor



Second Floor



House Approx. Gross Internal Area
1294 sq. ft / 120.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Borough Green 01732 882266

EPC Rating- D

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