



Park View, Hodsoil Street
Sevenoaks

Guide Price
£475,000

*** GUIDE PRICE £475,000 - £500,000 ***

Rare to market and in the sought after Hamlet of Hodsoll Street is this well-presented, three bedroom, semi-detached house.

Offered to the market with NO FORWARD CHAIN!

Completely transformed by its existing owners and maintained to exacting standards, the home is a fantastic opportunity for a young or growing family, but could also be a suitable opportunity for a downsizer, or someone looking to escape the hustle and bustle of London. Finished to a high specification, particularly downstairs, the home offers a move with no immediate work required.

The clue is in the name with Park View enjoying fantastic countryside parkland or farmland views to front & rear and epitomising semi-rural living. Despite this feel, the house remains well connected via road links to the M20, M26, M25, A2 and M2 – and train links at Meopham, Borough Green, or Ebbsfleet for those that don't mind a 20 minute drive.

The house benefits from ample off-road parking, with a block-paved driveway for two to the front, plus a garage and separate parking area to the rear, for added convenience.

Downstairs, the home has been tastefully reconfigured, now offering a unique combination of open-plan sociable space, and cosy living areas. The front (main) lounge is bay-fronted and enjoys plenty of natural light, with a feature log burner and an open staircase.

Beyond this, there is an open living-dining space, with a carefully constructed "nook", the perfect space for a desk or home office. For added convenience, there is a contemporary downstairs shower room which sits nicely, underneath the stairs. To add, there are two storage cupboards.

To the rear, a stylish modern kitchen sits within an extension, featuring fully integrated appliances. From this there is a single door, and from the dining space there are bi-folding doors, to a beautiful, sheltered seating area. This is laid with artificial lawn and is thus suitable for year-round dining or entertaining – but also offers potential for a more formal "infill" extension, subject to the necessary permissions (STPP).

Beyond this first section of artificial lawn, there is another, which is surrounded by three separate shingled pathways/seating areas. One of these leads to a versatile, fully insulated outbuilding, currently used as a Yoga & Fitness studio and the perfect space for someone who runs a business from home. To the rear of the garden, there is a rear access gate, plus access to the garage – perfect for storage or additional parking. In front of the garage door sits another area of hard-standing which sits within the deeds, on which again, one can park.

Back inside and to the first floor, the property is traditionally configured for one of its age. It offers two spacious double bedrooms, one large single, and a family bathroom that features bath, separate shower cubicle, toilet and wash/hand basin.

Further benefits to the home include oil-fired central heating with an upgraded oil boiler and radiators, double glazing throughout and a large loft space for storage. This, again subject to the necessary permissions (STPP), again offers extension or conversion potential, with a fine precedent set by neighbouring properties.

The area offers some peaceful country walks, whilst there are reputable primary and secondary schools within easy reach (see School-Checker for more). There are village amenities and shops in both Culverstone and Meopham, whilst the aforementioned road links easily accessible.

For those who require public transport, there is a Bus Stop along the adjoining A227 (Wrotham Road) which offers services to Sevenoaks and Gravesend.

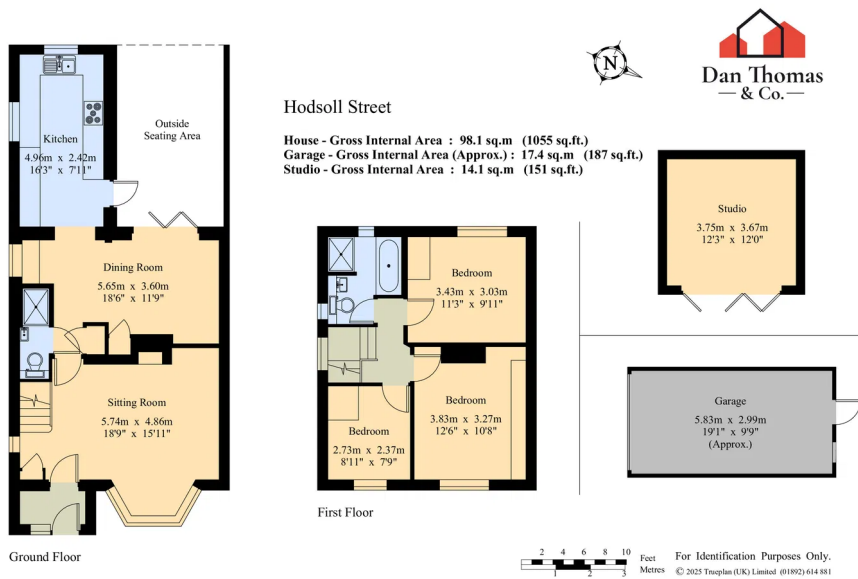
There nearby train stations at Meopham, Borough Green & Wrotham, and even Ebbsfleet international, make this home suitable for those who may still need to commute to London each week – with London Victoria, London Charing Cross, London Bridge and St Pancras International (Kings Cross) all accessible within under an hour.

Enquire now to book your viewing slot.

Tenure: Freehold
Council Tax Band: D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		