



THE MULBURY

Seal, Sevenoaks, TN15



DETACHED FAMILY HOME IN A POPULAR VILLAGE IN SEVENOAKS

A well presented five-six bedroom detached family home of 2763 sq ft set in a quiet location, close to excellent schools and the Bat & Ball railway station.

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Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

A welcoming entrance hall creates an immediate sense of space and provides access to the principal reception rooms. The triple-aspect sitting room is a bright and elegant space featuring a log-burning stove and direct access to the terrace and garden, making it equally suited to relaxed everyday living and entertaining.

The kitchen offers generous workspace and storage centred around a breakfast bar and functions as a practical hub of the home. The kitchen is open to the conservatory which provides an additional reception space, with bifold doors opening directly onto the terrace and garden, allowing the house to flow naturally into the outside space during warmer months. A generous study or family room provides valuable flexibility for home working, hobbies or children's play space. There is also a large bank of fitted cupboards providing ample storage.





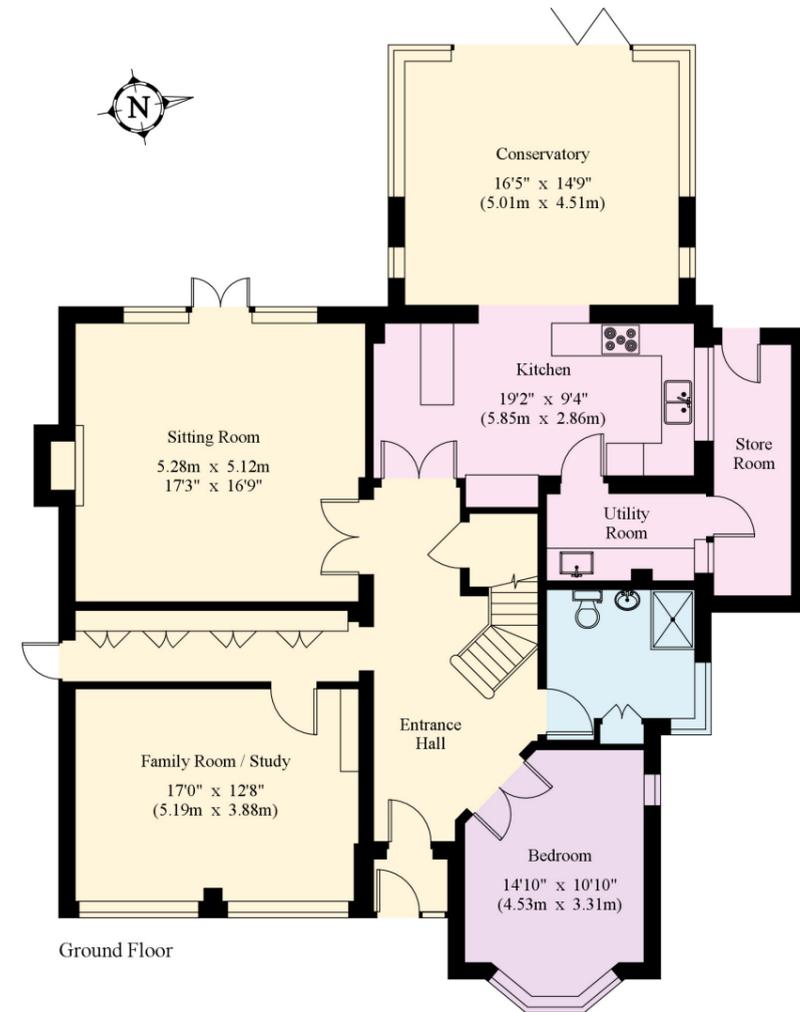


FIRST FLOOR AND GARDEN

The principal bedroom suite is a spacious and comfortable room with an en suite bathroom incorporating both a bath and separate shower. A second bedroom also benefits from its own en suite shower room, making it an excellent guest or teenager suite. Three further well-proportioned bedrooms are served by a family bathroom, providing balanced and practical family accommodation. The fully insulated loft room already benefits from heating, power and Wi-Fi and is currently used as a study and for storage. Planning permission has been granted to create a further bedroom suite with bathroom and study, offering excellent potential to increase the accommodation in the future.

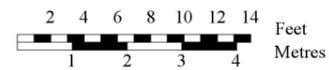
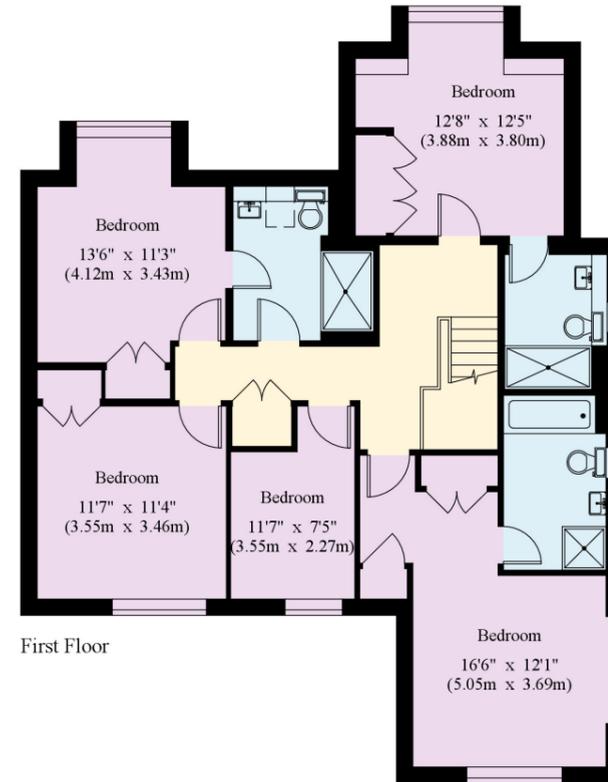
The property is approached via a private driveway providing ample off street parking, together with an electric vehicle charging point. To the rear, the west-facing garden enjoys excellent afternoon and evening sun and provides an attractive setting for outdoor living. A newly laid porcelain tiled terrace creates a smart and practical space for outdoor dining and entertaining. The garden is mainly laid to lawn with mature planting providing privacy and structure, while a small ornamental pond adds character. A large detached garden studio with power and Wi-Fi provides superb additional space and is currently used as a gym. It would equally make an excellent home office or creative studio.





The Mulbury

Gross Internal Area : 256.7 sq.m (2763 sq.ft.)



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Approximate Gross Internal Area = 256.7 sq m / 2763 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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