

The Old Bakery, 5 High Street, Chipstead, TN13 2RN
Guide Price: £900,000 - £950,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Beautifully Presented Grade II Listed Character Home/Former Bakery
*Central Village Situation near Sailing Lake and Historic Pubs
*Abundance of Beams & Character Features *Entrance Porch
*Delightful Sitting Room with Log Burner *Three Double Bedrooms
*Large Kitchen/Breakfast Room *Utility/Cloakroom
*Family Bathroom *Old Bakery Reception Room with original Oven
*Dining Room *Charming Rear Cottage Garden *
Double Car Port & Workshop *Gated Off Street Parking

Description
Beautifully presented Grade II Listed attached former bakery, situated within the heart of this picturesque village on the edge of Sevenoaks. Believed to be around 400 years old and extended in the 1970's. This delightful house enjoys an abundance of period features, exposed beams, double height ceilings in places upstairs and points of extra historic interest including an internal window that was originally the shop counter and original bakers oven in the snug/bakery room. Outside the garden is level and approximately 70ft long with a double car port, workshop and ample off street parking.

Accommodation

- You immediately feel the character of this charming house as you enter through the porch and into the bright sitting room having sash window to front, exposed beams, log burner, raised alcoves serving as a study space and display area. Glazed doors lead onto the formal dining room; the original shop for The Old Bakery, having dual aspect to the side and front with large windows and a pretty window seat letting in light throughout the day. An internal window that was originally the shop counter and is now glazed up allows light through to the internal snug/Old Bakery.
- Country style kitchen/breakfast room with a window to rear overlooking the garden, tiled flooring. Kitchen fitted with a range of cabinets and base units of cupboards and drawers with contrasting granite worktops. Stainless steel sink unit, integrated dishwasher, space for an American fridge/freezer, gas AGA for cooking. An internal stable door leading through to the original Bakery room now used as a Snug;
- Snug/Bakery room offering yet more character; original 'Bakers Oven' and more contemporary electric wood effect fireplace. Opening up via an old now internal window space onto the 'inner hall' creating that feeling of openness yet still feeling cosy for the winter. With a secret trap-door providing access to the cellar.
- Utility & separate cloakroom, a practical space that is quarry tiled and houses the modern conventional Worcester boiler. Access provided to the rear garden.
- Elegant and characterful first floor landing. Airing cupboard housing immersion tank.
- Attractive generous main bedroom with aspect to front through sash windows, enjoying double height ceiling, fitted wardrobes.
- Second double bedroom, a dual aspect room having exposed beams and fitted bedroom furniture inclusive of wardrobes and dressing table.
- Third small double with views over the rear garden and walk in cupboard/storage room providing access to loft via hatch.

- Spacious family bathroom champagne suite comprising panelled bath with handheld shower attachment, low level toilet and basin. Smart floor to ceiling marble effect tiles and flooring. Separate shower cubicle with electric power shower. Windows to side and sky light in ceiling. An additional separate cloakroom with basin.
- Outside the rear garden catches the sun all day, is mostly laid to lawn with manageable flower beds on each boarder and a pretty patio area. There is also a driveway leading down the side to the parking area, with ample space for several vehicles. A stable block has been converted into a double car port with power, boarded loft space and an enclosed brick built workshop/garden store.
- Services & Points of Note: All mains services. Gas fired central heating. AGA providing heat for hot water. Internal secondary glazing installed throughout by The Window Sanctury in Brasted.
- There is pedestrian access for the neighbour across the first part of the driveway that is cobblestoned.
- Council Tax Band: F –Sevenoaks District Council
- EPC: Grade II Listed

Location

Located in a sought-after position in the centre of this popular village. Chipstead has a beautiful sailing lake, two traditional public houses, Chevening (St Botolph's) CE VA Primary School, around the corner from the property and church. Situated to the north of Sevenoaks town centre just 2.3 miles from Sevenoaks High Street and 1.6 of a mile from Sevenoaks railway station, which offers direct services to London. The house is well-placed for Riverhead with its selection of local shops and amenities as well as Sevenoaks High Street, with its range of shops, boutiques, restaurants and leisure facilities. There are numerous excellent schools in the area both state and private including Riverhead Infants and Amherst Primary School, Sevenoaks Prep, New Beacon, The Granville, Solefields, Walthamstow Hall, and the renowned Sevenoaks School. Access to the M25 orbital (Junction 5) is 0.7 miles away providing access to the national motorway network, as well as Gatwick and Heathrow airports, London and Ebbsfleet International station.







Viewing Strictly By Appointment

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Ground Floor

Approx. 101.3 sq. metres (1090.4 sq. feet)



First Floor

Approx. 78.7 sq. metres (847.5 sq. feet)



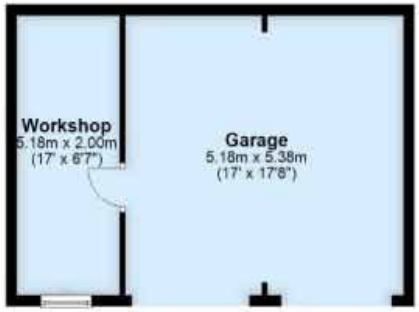
Cellar

Approx. 14.3 sq. metres (154.3 sq. feet)



Outbuilding

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 233.1 sq. metres (2509.0 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

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