



Beech Corner Homedean Road, Chipstead, Sevenoaks, TN13 2RU

Asking price £650,000

Jack Charles  
*Estate Agents*

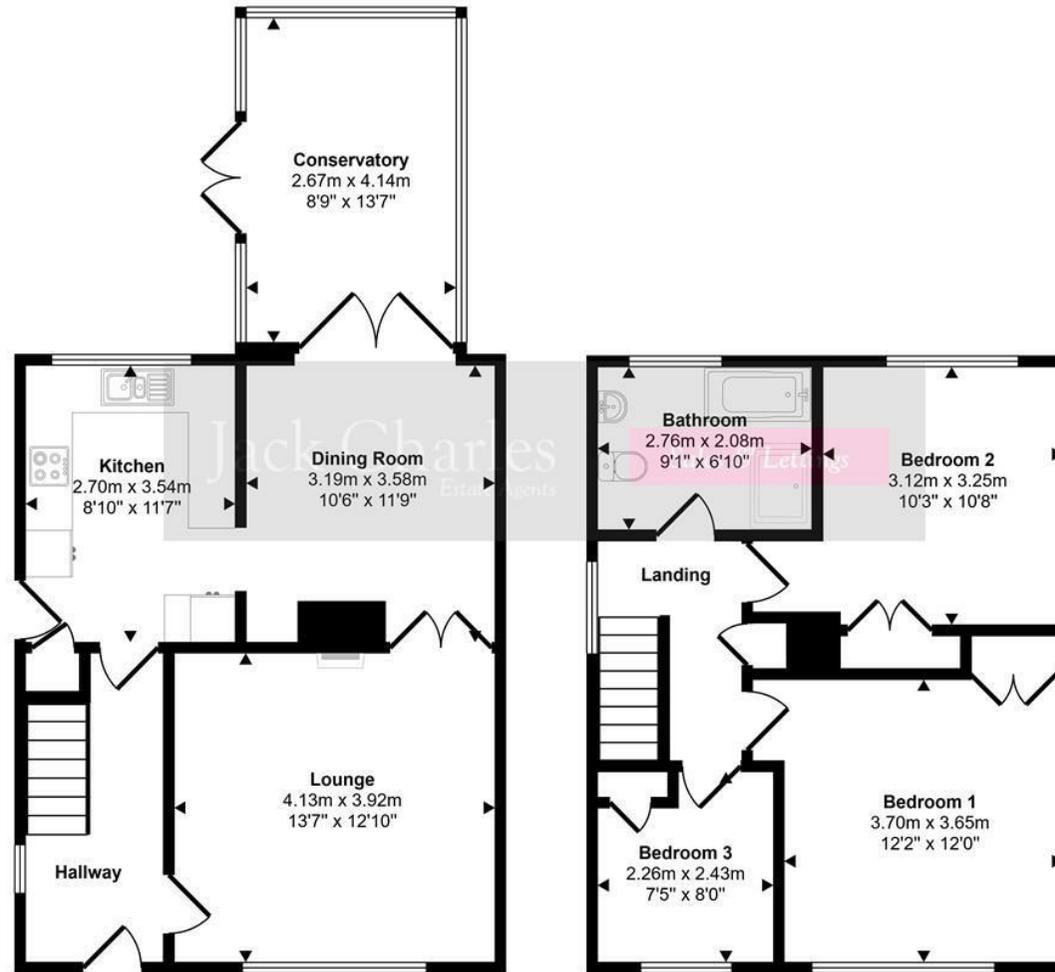
*Sales & Lettings*

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Homedean Road,  
Chipstead,  
Sevenoaks,  
TN13 2RU

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- 3 Bedroom semi detached house
- Modern bathroom with seperate shower & Bath
- Conservatory
- Separate dining room
- Cosy living room
- Ample parking
- Garage
- Super village location
- Highly desirable area
- Viewing recommended

Approx Gross Internal Area  
104 sq m / 1120 sq ft



Ground Floor  
Approx 58 sq m / 624 sq ft

First Floor  
Approx 46 sq m / 497 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Jack Charles  
Estate Agents

Sales & Lettings

6 London Road  
Tunbridge Wells  
Kent TN11 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

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## To Be Sold

Jack Charles are delighted to offer for sale this wonderful home nestled in the charming village of Chipstead, Sevenoaks. This beautifully presented semi-detached house on Homedean Road offers a delightful blend of comfort and style. Upon entering, you are greeted by a welcoming hallway that leads to the kitchen and living room which in turn leads to a separate dining room perfect for entertaining guests or enjoying family meals. The addition of a conservatory enhances the living space, allowing an abundance of natural light and a seamless connection to the garden.

The property boasts three bedrooms and a well-appointed bathroom with a separate shower cubicle and freestanding bath

Outside the property benefits from garage and ample parking, It also has a very private garden with two large decked areas, one at the rear of the garden with a hot tub and the other adjacent to the conservatory.

The location is particularly appealing, situated in a highly desirable area that offers a sense of community and tranquillity. Chipstead is known for its picturesque surroundings, Lake and excellent local amenities, making it an ideal place to call home.

Viewings recommended.

### Chipstead, Sevenoaks

Beech Corner has a central position within Chipstead Village, benefitting from two public houses, a lake, sailing club, and the popular Amherst Juniors and Riverhead Infants Schools. Riverhead village is within approx. 0.5 miles providing a chemist, butcher, public house, church, library, convenience store, local shops, and a Tesco superstore. Further Shopping can be found in Sevenoaks (2.1 miles), Tonbridge (11 miles) and Bluewater (15.5 miles). Rail services at: Sevenoaks MLS to London Bridge/Charing Cross/Cannon Street/Waterloo and Dunton Green Station is just over a mile away. Primary Schools are in abundance at Chevening (0.4 miles), Amherst Juniors (0.6 miles) and Riverhead Infants (0.7 miles). Various in Sevenoaks including Sevenoaks, St Thomas' RCP, St John's CEP and Lady Boswell's CEP Schools. Secondary Schools at Knole Academy, Weald of Kent Grammar in Tonbridge, Tunbridge Wells Boys Grammar and Trinity Schools in Sevenoaks. Several more in Tonbridge and Tunbridge Wells. Private Schools nearby are Sevenoaks, Tonbridge School, Sackville and Walthamstow Hall Secondary Schools. The Granville, Sevenoaks, Walthamstow Hall, Solefields and New Beacon Prep Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House in Sundridge. Leisure facilities are in abundance with sailing and water sports on Chipstead Lake. Chipstead Recreation Ground. Holmesdale Cricket and Bowls Clubs. Chipstead Tennis Club. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf and Fitness Centre in Hildenborough. Sevenoaks Swimming and Leisure Centre. Cricket, hockey, football and rugby clubs in the Sevenoaks.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

