



Seal Chart, Sevenoaks, Kent, TN15

---





## Seal Chart, Sevenoaks, Kent, TN15

---

A charming detached three bedroom cottage,  
situated in Seal Chart, Sevenoaks.



**Tenure:** Freehold

**Local authority:** Sevenoaks District Council

**Council tax band:** G









## The Property

As you enter, the ground floor of the cottage boasts a recently updated bespoke kitchen and dining area, fitted with all the modern appliances, fixture and fittings and a sleek design that seamlessly blends with the cottage's traditional character.

Moving through to the sitting room, the quaint cottage charm continues. Recently decorated the two-tier sitting room, offers a lovely retreat. Featuring exposed beams, feature fireplace, fitted with gas log burner, wooden surround and mantle. The windows flood this area with natural light and provides lovely views out of the cottage garden. The downstairs WC, located by the front porch completes this floor.

Heading upstairs, the property offers three bedrooms, the principal and guest bedroom are spacious doubles, whilst the third could be used as a home office or nursery. Each room benefits built in storage/fitted wardrobes and share a well-appointed family bathroom.

Outside, the beautifully maintained, south-facing garden, is perfect for enjoying the outdoors and entertaining family and friends on the patio area or on the laid to lawn area. The property also benefits from off street parking for several cars and a garden shed which could easily be replaced or transformed to create an outside studio/home office space, there is also a shed on the bank of the drive which is currently in use of a log store.







## Outside

Outside, the beautifully maintained, south-facing garden, is perfect for enjoying the outdoors and entertaining family and friends on the patio area or on the laid to lawn area. The property also benefits from off street parking for several cars and a garden shed which could easily be replaced or transformed to create an outside studio/home office space, there is also a shed on the bank of the drive which is currently in use of a log store.

## Location

The house is located in Seal Chart and close to the popular Chart Farm. It is ideally placed for nearby Sevenoaks with its excellent schools, amenities and transport links (with its mainline station and fast trains to London bridge, Charing Cross and Canon Street).

The area provides a wide range of excellent schools including primary schools in nearby Ightham to the Grammar and private preparatory and secondary schools in Sevenoaks, Tonbridge and Maidstone (including Sevenoaks School, Tonbridge School, Maidstone Grammar School, The Judd School, The New Beacon, Sevenoaks Prep, St. Michaels Prep School and Walthamstow Hall) whilst there are a wide range of leisure facilities and sports clubs within a close range of the house. Nearby access to the M20 then gives great links to the M25 and the airports at Gatwick and Heathrow together with London and the wider UK motorway network.



## Approximate Gross Internal Floor Area 100.1 sq.m (1077 sq.ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**

**Sevenoaks**

113-117 High Street

Sevenoaks

TN13 1UP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Oliver Streeter**

01732 744476

[oliver.streeter@knightfrank.com](mailto:oliver.streeter@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.