



BOWZELL GREEN, WEALD, SEVENOAKS



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Well-presented detached cottage of over 2500 sq ft, tucked away on a quiet country lane with stunning views over Bayley's Hill, just 1 mile from Weald village and a short drive to Sevenoaks Station.



Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

Primrose Cottage is a charming, detached home dating from 1810, that was extensively renovated by the current owners in 2017. The extension houses the generously proportioned kitchen/dining room featuring an extensive range of shaker-style cabinetry, a large central island, elegant Corian worktops and a full range of integrated appliances. The dual-aspect layout offers stunning, uninterrupted views of the surrounding countryside and flows seamlessly into the adjoining sitting room. French doors from the kitchen open directly onto the garden and terrace, ideal for al fresco dining. The adjacent family room offers a warm and welcoming retreat with a Chesney wood-burning stove flanked by bespoke fitted bookcases. From here, access is provided to a beautifully appointed study, complete with a feature fireplace, wood panelling and additional shelving. A utility room and cloakroom complete the ground floor accommodation.



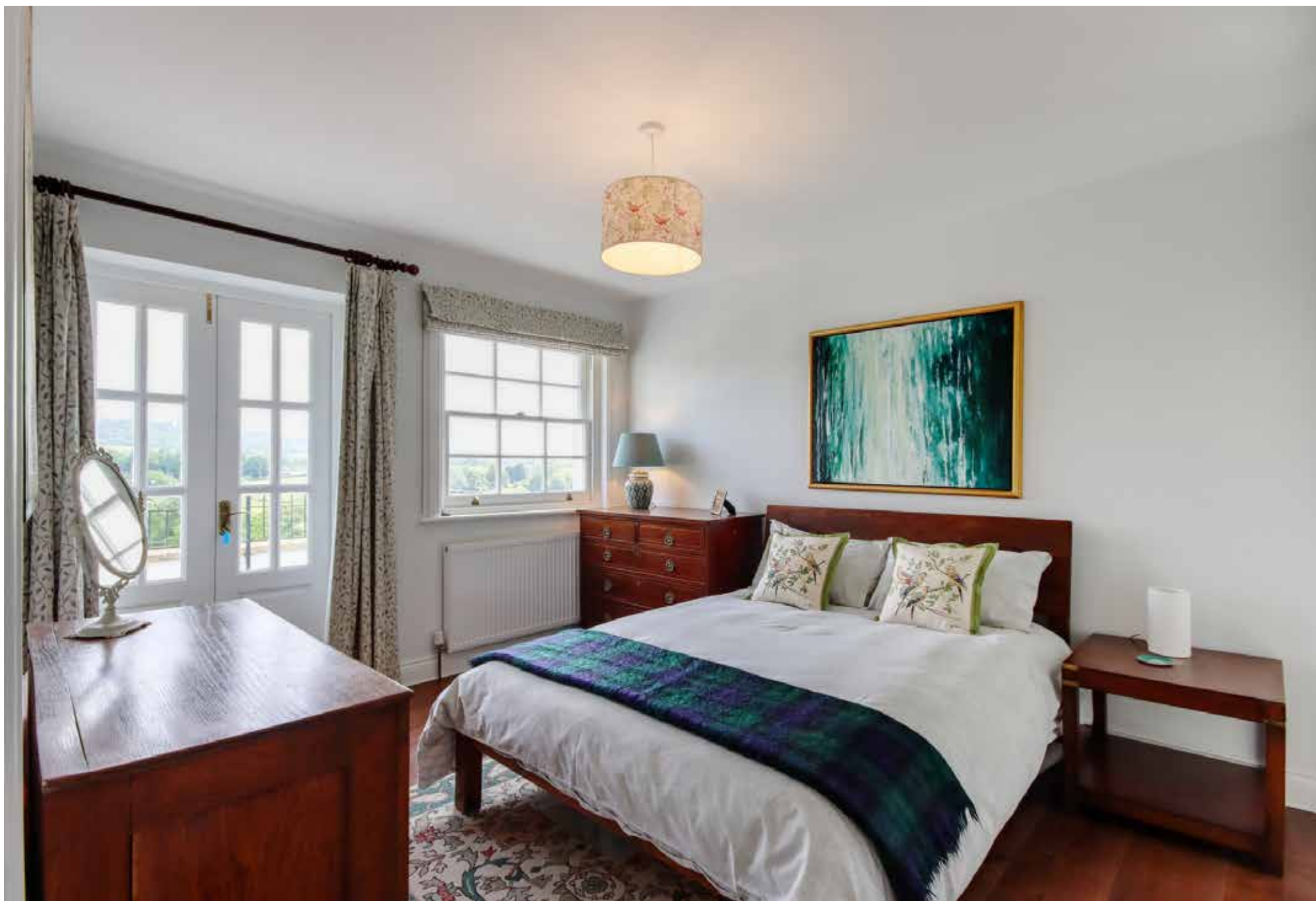




FIRST & SECOND FLOOR

Upstairs, the principal bedroom features fitted wardrobes and an en suite with a walk-in shower. The guest bedroom also benefits from an en suite bathroom as well as French doors leading to a private balcony. Both rooms enjoy far-reaching countryside views. Two additional bedrooms and a stylish family bathroom with underfloor heating are also located on the first floor.

Stairs lead to the second floor with a suite of rooms including a bedroom, study space and bathroom; ideal as a nanny annexe, guest accommodation or multi-generational living.



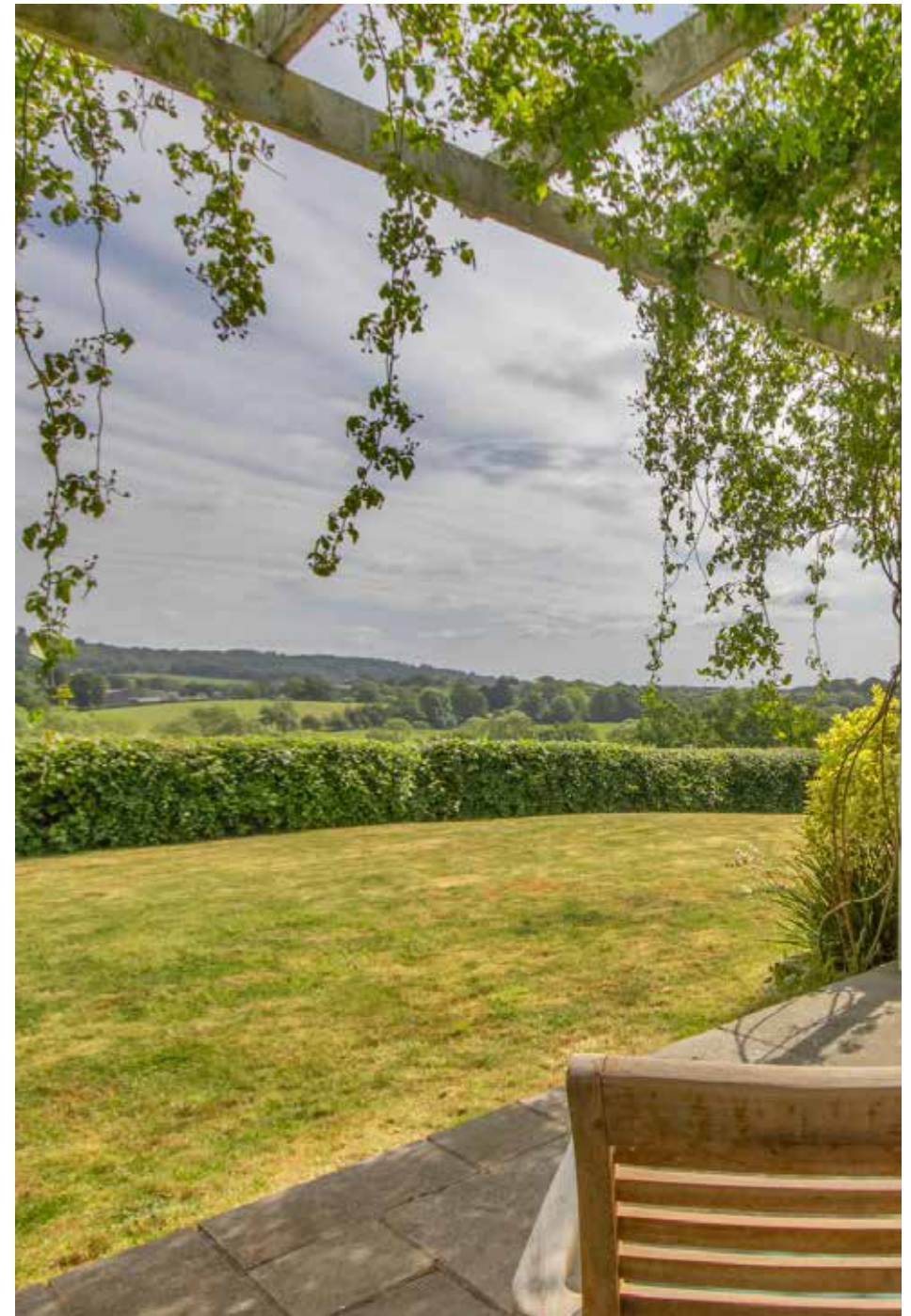
OUTSIDE & LOCATION

Outside, the garden is primarily laid to lawn and features two terraces, one sheltered beneath a pergola, all enjoying uninterrupted views of rolling countryside. A single garage and block-paved driveway provides ample parking, and an EV charging point adds convenience.

Set in secluded countryside yet only a mile from the popular village of Weald with its community shop, pub and restaurant. Sevenoaks (3.3 miles) offers a wide range of shops, restaurants, pubs, banks and other facilities.

There is a primary school in Weald village and Sevenoaks offers a wide selection of well-regarded schools in both the public and private sectors including the renowned Sevenoaks School, Walthamstow Hall, Trinity and Knole Academy, the new Weald of Kent Grammar and Tunbridge Wells Boys Grammar annexes to name but a few. The Grammar Schools at Tonbridge and Tunbridge Wells are also accessible via bus, as is Tonbridge Boys School.

Sevenoaks station (about 3.8 miles) serves London Charing Cross and Cannon Street with fast and frequent services (London Bridge from 22 minutes).









Approximate Floor Area = 237.6 sq.m / 2557 sq.ft
 Garage = 18.8 sq.m / 202 sq.ft
 Total = 256.4 sq.m / 2759 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)

We would be delighted
to tell you more.

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