



## Meadow View Hodsoil Street

Sevenoaks, TN15 7LA Freehold

 2

 1

 2

 D

Price Guide £625,000

**Brought to the market for the first time since the 1980's is this wonderful detached bungalow. Set in the popular Hodsohl Street in a semi rural position but very well connected to local amenities, it truly gives the best of both worlds in our opinion.**

### Overview

- Extended Detached Bungalow
- Two Reception Rooms
- Two Double Bedrooms
- Kitchen
- Shower Room
- Multiple Vehicle Drive and Garage with electric roller shutter door
- Popular Location
- Beautiful South Facing Garden
- Stunning Views
- Viewing Recommended

### Property Description

Set amongst other individually built detached properties, Meadow View is approached by a good sized driveway serving multiple vehicles. The covered entrance area leads into a central welcoming hallway. To make the very best of the South facing aspect, the main living areas are overlooking the beautiful garden. Extended to the rear, the bungalow has two designated reception spaces to offer a formal reception space with wood burning stove and garden room, both enjoying views of the vendors stunning and well maintained garden. To the front is the well laid out fitted kitchen with plenty of storage cupboards and a feature ceiling with beams. To the right of the property are the two double bedrooms. Looking out onto the rear garden is the main double bedroom with fitted wardrobes and the second bedroom overlooking the front garden. Both bedrooms are served by the shower room.



A wonderful South facing garden set out in two sections is a real selling point of this home with a brick paved patio area ideal for socialising, central lawn, feature pond and mature established borders setting the tone. To the rear behind the trellis and feature arch are more mature flower and fruit beds, the whole backing onto a wooded area giving the garden a lovely private aspect. Outbuildings include two greenhouses, a good sized garden shed and log store.

#### **Location**

Hodsoll Street is enviably located between Meopham and Borough Green, each with railway stations

providing excellent links, with Ebbsfleet International also within a short drive providing international connections. The A2, M25, M20, M2 and Dartford Crossing also provide good vehicular access within a short distance. There are an array of local amenities within a short walk, with easy access to larger surrounding towns, as well as Bluewater Shopping Centre, for a wider variety of branded shopping, bars and restaurants. The area itself is well served by a choice of excellent local schools, as well as beautiful surrounding countryside.

A highly rated Nursery and Junior school are situated within a mile of this wonderful home and bus stops for the local grammar school are located at the end of the road. In our opinion this property could not be better placed for a growing family to enjoy.

#### **Viewing Arrangements**

Strictly by prior appointment with Kings.

#### **Property Information**

Mains gas central heating, electric, water and drainage. Council: Sevenoaks. EPC rated E. Council tax band E

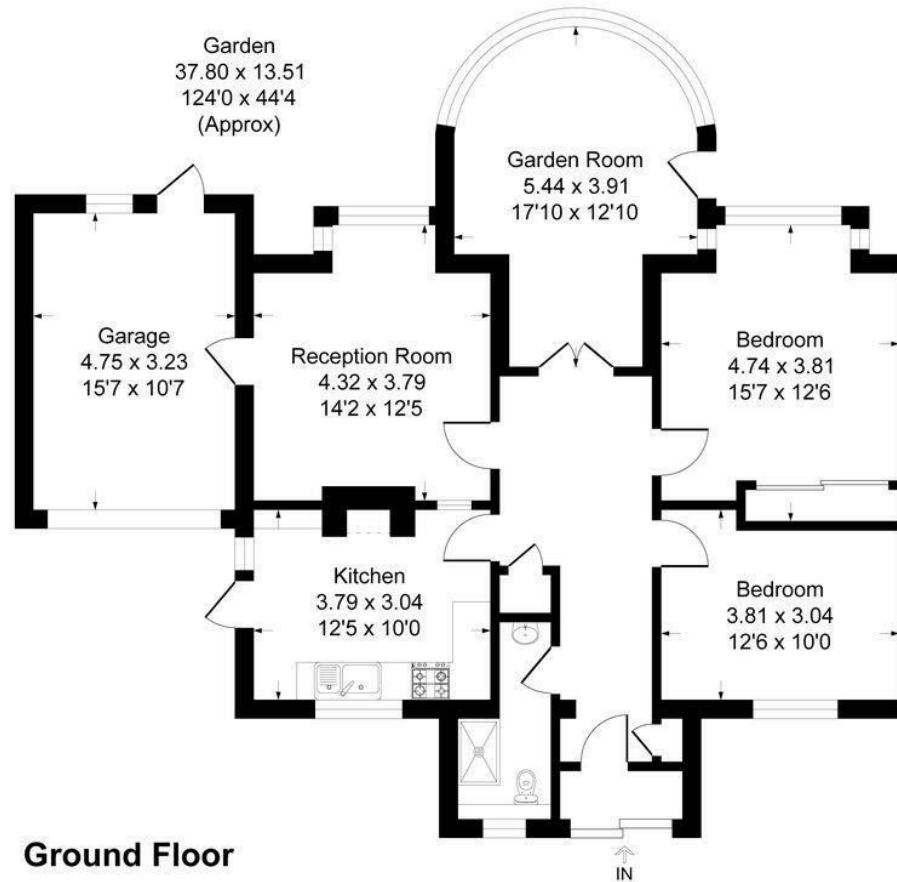


## Meadow View, Hodsoil Street, Sevenoaks, Kent, TN15

Approximate Gross Internal Area 94.6 sq m / 1019 sq ft

Garage = 15.3 sq m / 165 sq ft

Total = 109.9 sq m / 1184 sq ft



### Ground Floor



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.  
Produced By Planpix

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances and fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

51 Western Road, Borough Green, Kent, TN15 8AN  
T: 01732 885585

[boroughgreen@kings-estate-agents.co.uk](mailto:boroughgreen@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

