



# BELL HOUSE AND OLD BELL COTTAGE

HIGH STREET, SEVENOAKS



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# BELL HOUSE AND OLD BELL COTTAGE

A rare opportunity to acquire a substantial family property with separate Victorian cottage located in an extremely convenient position close to Sevenoaks School and town centre.



Local Authority: Sevenoaks District Council

Council Tax band: H

Freehold



## THE PROPERTY

The main property was built in the 1970s and has been extended by the present owners, providing spacious and versatile accommodation arranged over four floors extending to just over 5,000 sq ft.

Of particular note is the impressive and thoughtfully reimagined modern oast extension which incorporates superb living spaces to both the lower ground and ground floors. In addition there are a further three reception rooms with a variety of uses ideal for modern family living. On the first and second floors are six double bedrooms including three en suite bathrooms along with a 'Jack and Jill' bathroom.

In addition the attractive two bedroom Victorian cottage provides useful secondary accommodation extending to almost 1,000 sq ft.









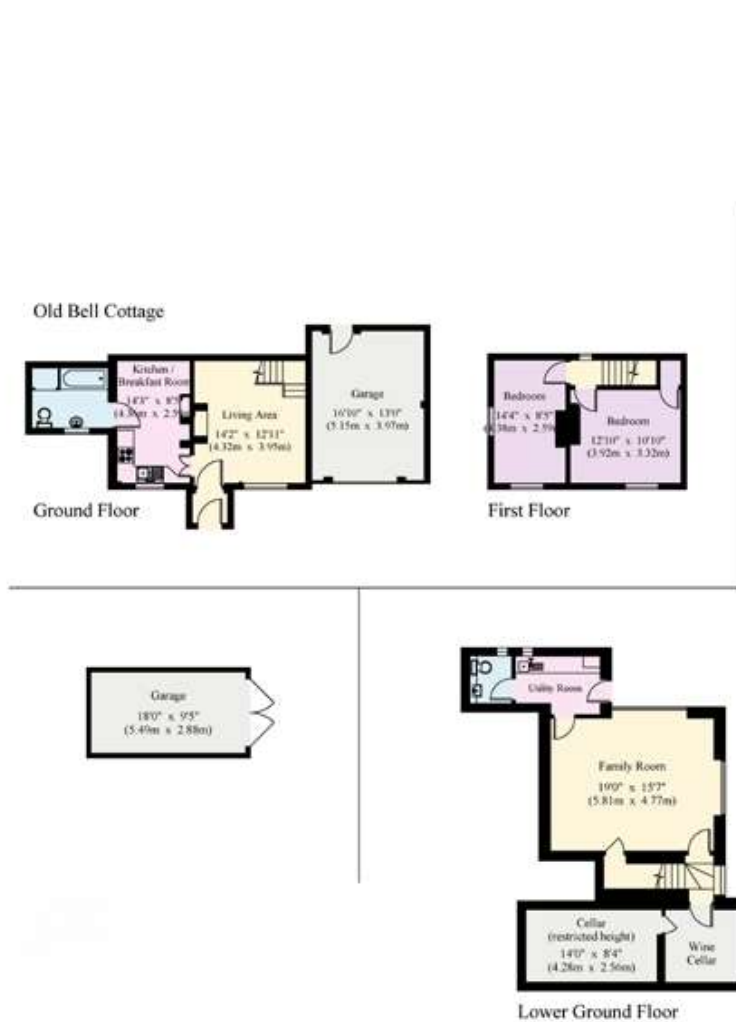


## GARDENS AND GROUNDS SITUATION

The house and cottage are set back from the road and approached via a long shrubbery-lined drive, with parking for several cars along with a detached garage and a further garage attached to the cottage. The quiet and secluded west-facing rear garden is a particular feature of the property and enjoys delightful views. Part walled, the garden is principally laid to lawn with a wide variety of mature trees and shrubs. Central steps ascend to a paved terrace with adjacent decking area along with an attractive pergola with established vines. To the side there is an established rose garden and screen of black bamboo. There is also a summer house and gardener's shed. In all the plot extends to approximately 0.5 of an acre.

Bell House is located in a quiet position set back from the Upper High Street in Sevenoaks, being well located on the south side of the town, 0.2 of a mile from Waitrose, 0.9 of a mile to the mainline station and is adjacent to Knole Park providing stunning opportunities for recreation. There are numerous excellent schools in the local vicinity. These include Solefields, Granville, New Beacon, Lady Boswell CEP, St Thomas' RCP, Walthamstow Hall, several grammar schools and internationally renowned Sevenoaks School and Tonbridge School. (Distances approximate)





House - Approximate Gross Internal Area = 465.3 sq m / 5008 sq ft  
 Cottage (including Garage) - Approximate Gross Internal Area = 87.9 sq m / 946 sq ft  
 Detached Garage - Approximate Gross Internal Area = 15.8 sq m / 170 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)



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