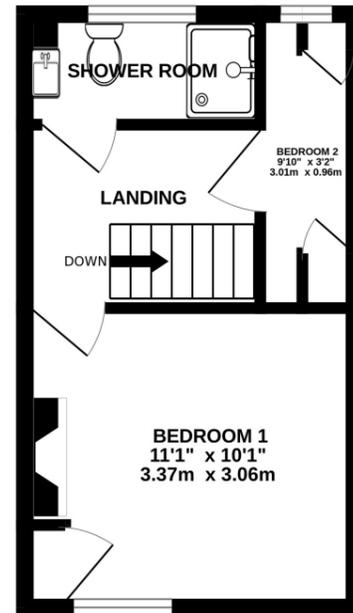
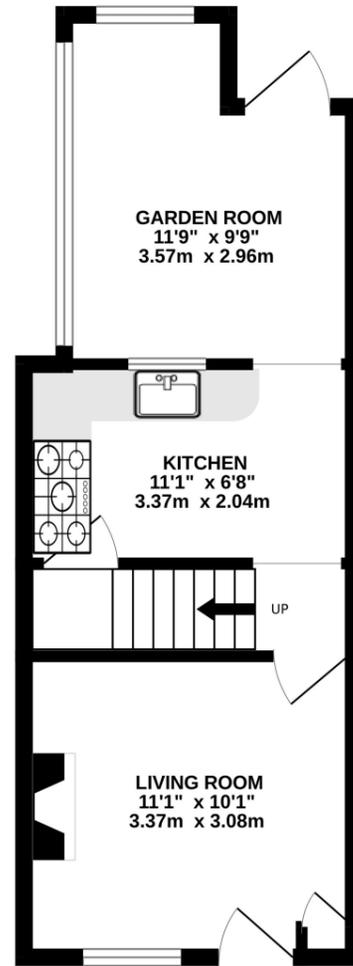


GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

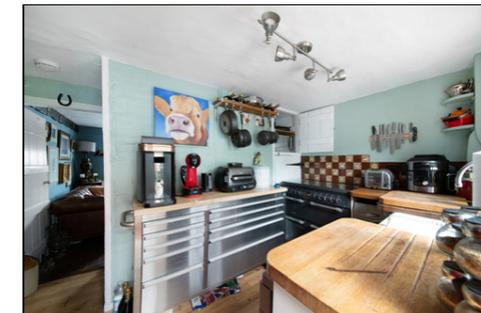
1ST FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



4 CHURCH TERRACE, SEAL, SEVENOAKS, KENT TN15 0AX

This warm and inviting two bedroom Georgian cottage boasts a wealth of character and charm, as it retains some original features and has been lovingly cared for over the 24 years that the owner has lived there. Extended to provide a delightful garden room, which offers a peaceful retreat and leads to the enchanting garden. This cottage offers the best of both worlds - an idyllic village setting, with the convenience of nearby amenities in Seal and Sevenoaks town.

Georgian cottage ■ Extended ■ Characterful and charming ■ Two bedrooms ■ One double bedroom ■ First floor shower room ■ Garden room ■ Fabulous private garden ■ Village location ■ On street parking

PRICE: OFFERS IN REGION OF £365,000 FREEHOLD

SITUATION

This delightful property is in the heart of the warm and welcoming neighbourhood of Seal, with its local village shops, butchers, popular café, library, public house, recreation ground, village hall and bus routes. Seal is surrounded by open countryside with great walking and riding facilities. The town centre of Sevenoaks is about 2.5 miles away and provides excellent facilities including a leisure centre with indoor pool, selection of shops, supermarkets, restaurants and cafés. Historic Knole House, with its 1,000 acre deer park, is easily reached and provides delightful walking routes to explore and immerse oneself in nature. There are many popular schools in the area, both in the state and private sector.

Sevenoaks mainline station, which provides direct services to London Bridge in as little as 22 minutes, is less than a 10 minute drive away. Kemsing station is only 1.5 miles away, and provides direct services to London Victoria.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction passing through Pembroke Road traffic lights and then bearing right into Seal Hollow Road. Proceed to the end, then take a right at the traffic lights towards Seal on the A25. As you enter Seal Village, take a left hand turn just past the library into School Lane and then an immediate right into Church Road. Church Terrace shall be found on your left hand side towards the end.

GROUND FLOOR

LIVING ROOM

11' 1" x 10' 1" (3.38m x 3.07m)

Entered from the front stable style door is the well-proportioned lounge, which provides a charming space to relax by the attractive exposed brick fireplace and log burner. There is a sash window to the front, original stone flooring, shelving, cupboard housing RCD unit, with door to both kitchen and stairs.

KITCHEN



11' 1" x 6' 8" (3.38m x 2.03m)

The rustic style kitchen has a feature opening to the garden room through the original window with display shelves, and comprises wooden worktops, wooden floor, Leisure Chefmaster gas range cooker, attractive handmade tiled splashback, inset Belfast sink with mixer tap, a radiator, space for dishwasher and washing machine, and large under stairs storage cupboard.

GARDEN ROOM



11' 9" x 9' 9" (3.58m x 2.97m)

A more recent extension, with a decorative log panel, exposed stone, double glazed window to rear, tiled floor and stable door to the garden. The glazed ceiling allows an abundance of natural light to fill the room, making it the perfect bright dining, seating or breakfast area.

FIRST FLOOR

LANDING

Stair runner, doors to bedrooms and shower room, hatch to loft. The loft has a drop down ladder, and is partially boarded with light.

BEDROOM 1



11' 1" x 10' 1" (3.38m x 3.07m)

Double bedroom with sash window to the front, radiator, feature exposed brick fireplace with mantelpiece, and integrated storage cupboard with clothes rail and shelving.

SHOWER ROOM



Large step in shower, towel rail, low level WC, wall-mounted mirrored cabinet, double glazed opaque window to the rear, hand wash basin with cupboard beneath and tiled splashback.

BEDROOM 2



9' 1" x 3' 2" (2.77m x 0.97m)

Ample storage cupboards, double glazed window to the rear, radiator. Currently used as a dressing room, but would make an ideal office or single bedroom.

There is a cupboard housing the boiler, which was installed in 2016 and is serviced each year.

OUTSIDE

GARDEN



From the garden room, the paved pathway opens out to a private and peaceful oasis, which measures at least 50ft by 30ft. Adorned with an array of colour, the garden is filled with flowers, ferns, shrubs and fruit trees, and is sheltered with mature trees and hedging. There is a patio area which would be perfect for outdoor seating, as well as an area of lawn, a log store, an outdoor tap and a shed. There is a delightful 9'7 by 7'9 summerhouse with power which has been turned into a bar area, ideal for entertaining, to turn into a home office or to make into a playhouse or den.