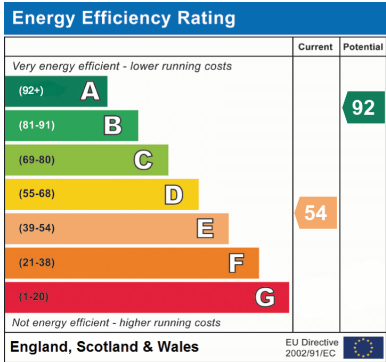




TOTAL FLOOR AREA : 538sq.ft. (50.0 sq.m.) approx.

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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ROSE COTTAGE, 4 CHURCH ROAD, SEAL, SEVENOAKS, KENT TN15 0AU

Rose Cottage is a charming triple-fronted Georgian cottage, built circa 1814, located in the popular village of Seal. Recently redecorated throughout, this part Kent ragstone period property features two well-proportioned bedrooms, a spacious kitchen/breakfast area, a living room, a refreshed upstairs bathroom, and heaps of character. The distinctive quality of this property is that it functions as an apartment would with no garden to maintain, but with all the benefits of being freehold. Just a short walk from local shops, bus routes, and the countryside, this property offers an ideal village apartment-style lifestyle in a sought-after location.

Two bedroom Georgian property with character period cottage features ■ End of terrace ■ Freehold ■ Original sash windows ■ First time on the market in 28 years ■ Village location - a short walk to local shops and bus stops ■ BT Full Fibre 100 Broadband available ■ Excellent downsize property ■ Ideal 'lock up and go' - apartment style living without the challenge of garden maintenance ■ No chain

PRICE: GUIDE PRICE £335,000 FREEHOLD



SITUATION

Situated 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. Rose Cottage is Number 4 and will be found on the left hand side. We would suggest parking in Seal Recreation Ground or in an available space in Church Road.

GROUND FLOOR

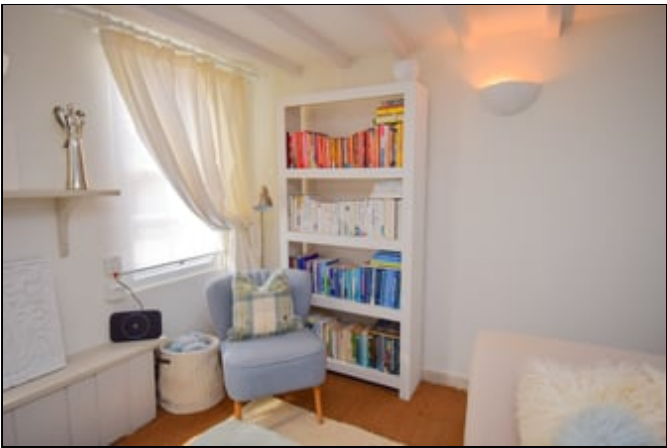
KITCHEN/BREAKFAST ROOM

3.48m x 2.97m (11' 5" x 9' 9")
The spacious kitchen features matching heritage bone wall and base units with black starlight quartz countertops, an Electrolux single fan oven and ceramic black hob with fully integrated hood and ebony glass splashback, an Electrolux integrated half-dishwasher, a one and a half stainless steel sink with drainer and mixer tap, and space for a fridge freezer. Large full length cupboard providing ample shelved storage plus space for a washing machine, and housing a Baxi HTG boiler which is not currently functional, therefore providing the option to upgrade or swap out. The flooring is Berg & Berg nordic oak swedish wood, there are under counter striplights, spot downlights, an original sash window to the front and a door to the living room.



LIVING ROOM

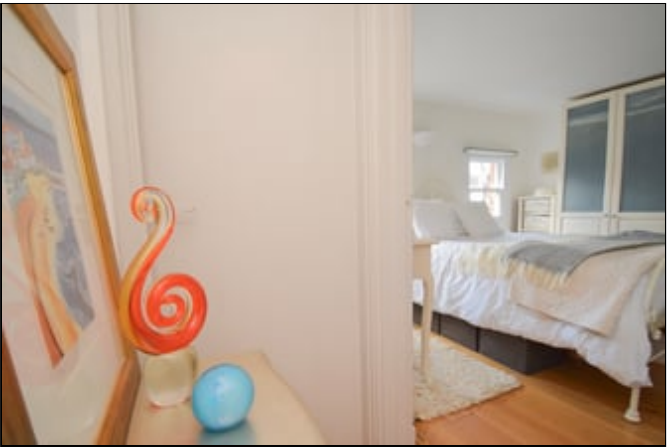
3.52m x 3.48m (11' 7" x 11' 5")
The cosy living room features crucial trading luxury coir herringbone natural flooring, twin original sash windows to the front, a freestanding optiflame electric stove, a storage cupboard housing the electric main switch box and meter, pipework for radiator, uplighters, a door to the kitchen, a window to the rear, and stairs up to the first floor.



FIRST FLOOR

LANDING

The stairs have crucial trading luxury coir panama natural flooring. On the landing there are doors to the bedrooms and bathroom, and a hatch to the loft, which has a light and is insulated and part boarded.



PRINCIPAL BEDROOM

3.56m x 3.27m (11' 8" x 10' 9")
Double bedroom with Berg & Berg nordic oak swedish wood flooring, uplighters, twin original sash windows to the front, 3 metre fitted wardrobes, recess area used as dressing space, radiator.



BATHROOM

2.19m x 1.45m (7' 2" x 4' 9")
The bathroom has wood panelling and varnished wood and part-tiled flooring with stonehouse studio pinnacle jet geometric tiles, and comprises a Mira 9kw electric shower over bathtub, a low level WC, central flush ceiling light, pipework for radiator, wall-mounted cabinet and pedestal hand wash basin.



BEDROOM

3.1m x 1.95m (10' 2" x 6' 5") Original sash window to front, shelving, natural wool carpet, uplighters, radiator.

AGENTS NOTE

Please note that this property does not have allocated off road parking or a garden. It offers the benefit of being freehold, but the apartment style 'lock up and go' as it does not require maintenance of a garden.
There is a gas-fired central heating system in place, however it is not currently working as the boiler needs replacing.
EDF Energy Smart Meter.
Council Tax: BAND D approx. £2369.26 (2025/26 figure)