



27 BENTLEYS MEADOW, SEAL, SEVENOAKS, KENT TN15 0DB

Generously sized four bedroom semi-detached house with driveway parking, a sizeable garden and far-reaching views to the rear. Conveniently located within walking distance of Seal Primary School and close to popular local secondary schools via a public footpath as well as all the amenities that Seal village has to offer. While in need of extensive refurbishment, the potential here is clear, and it would be ideal for those looking to put their own stamp on a property. NO CHAIN.

Semi-detached house ■ Four bedrooms ■ Two bathrooms ■ In need of modernisation and refurbishment ■ Recently installed boiler (2025) ■ Fantastic views to the rear ■ Front and rear garden ■ Total plot size approximately 0.12 acres ■ NO CHAIN

PRICE: GUIDE PRICE £475,000 FREEHOLD

SITUATION

The property is conveniently positioned on a quiet road at the edge of the charming village of Seal, and is well-located for a number of well-regarded local schools. Seal Primary School is moments away, as well as Trinity School, and the Weald of Kent Grammar and Tunbridge Wells Boys Grammar annexes within walking distance via a public footpath.

Seal is surrounded by open countryside, providing good riding and walking opportunities, and provides local shops, a library, a public house, a butchers, a café and bus routes to the surrounding district. The property benefits from fantastic views to the rear.

The town centre of Sevenoaks with its excellent facilities including a fitness centre and swimming pool complex is about 2.5 miles distant. Sevenoaks main line railway station is a similar distance, and provides direct services to London Bridge in as little as 23 minutes. Kemsing station is approximately 2 miles away, and offers direct trains to stations such as London Victoria. Bat & Ball station is only 1.8 miles away, which provides Thameslink services to London Blackfriars.

DIRECTIONS

From Sevenoaks High Street proceed out of the town in a northerly direction passing through the Pembroke Road traffic lights and bearing right into Seal Hollow Road. Proceed to the traffic lights on the A25, and turn right into Seal Village. Take the first left hand turning which is School Lane and, keeping left, proceed to the end of the road. Turn left here into Childsbridge Lane and proceed towards Kemsing. After passing turnings to Landway, Meadowlands and Childsbridge Way on the right hand side, turn into Bentley's Meadow. Continue to where the road begins to bend, and then No. 27 can be found on the left hand side.

GROUND FLOOR

ENTRANCE HALL



Doors to shower room, study and living room, opening to kitchen, stairs up to first floor. Double glazed windows to front, cupboard housing consumer unit and electric meter.

KITCHEN



3.75m x 2.74m (12' 4" x 9' 0") Double glazed windows to the rear and obscure window to the side, wall and base units, wall-mounted gas fired boiler (2025 installation), stainless steel sink unit with single drainer, radiator, door to side.

SHOWER ROOM



3.15m x 1.53m (10' 4" x 5' 0") Wet room style, two obscure glazed windows to the side and front, low level WC, tiled walls, radiator, wall-mounted hand wash basin.

STUDY

2.68m x 2.72m (8' 10" x 8' 11") Double glazed window to rear, radiator, double doors to hallway.

LIVING ROOM



3.48m x 4.61m (11' 5" x 15' 1") Double glazed window to front, sliding door to rear, open fireplace with stone hearth, surround and seating area, radiator.

FIRST FLOOR

LANDING

Double glazed window to front, doors to bedrooms, cupboard housing hot water cylinder, hatch to loft.

PRINCIPAL BEDROOM



3.82m x 2.74m (12' 6" x 9' 0") Double glazed window to rear with far-reaching views, radiator.

BEDROOM 2

3.9m x 2.62m (12' 10" x 8' 7") Fitted wooden furniture comprising wardrobes, drawers and shelving, radiator. Double glazed window to rear with fantastic views.

BEDROOM 3



3.48m x 1.88m (11' 5" x 6' 2") Double glazed window to front, radiator.

BEDROOM 4

2.83m x 1.85m (9' 3" x 6' 1") Double glazed windows to front and side, radiator, cupboard.

BATHROOM



1.79m x 1.68m (5' 10" x 5' 6") Tiled walls, bath, low level WC, pedestal hand wash basin, radiator, obscure glazed window to rear.

OUTSIDE

GARDEN



Generously sized rear garden, primarily lawn, with countryside views to the rear. There's side access, a shed, decking and an outside tap.

FRONT GARDEN AND PARKING AREA

The property benefits from a good frontage, with space for multiple vehicles to park, bushes, lawn, and side access to the rear garden.

COUNCIL TAX: BAND D (£2369.26 2025/26 FIGURE)