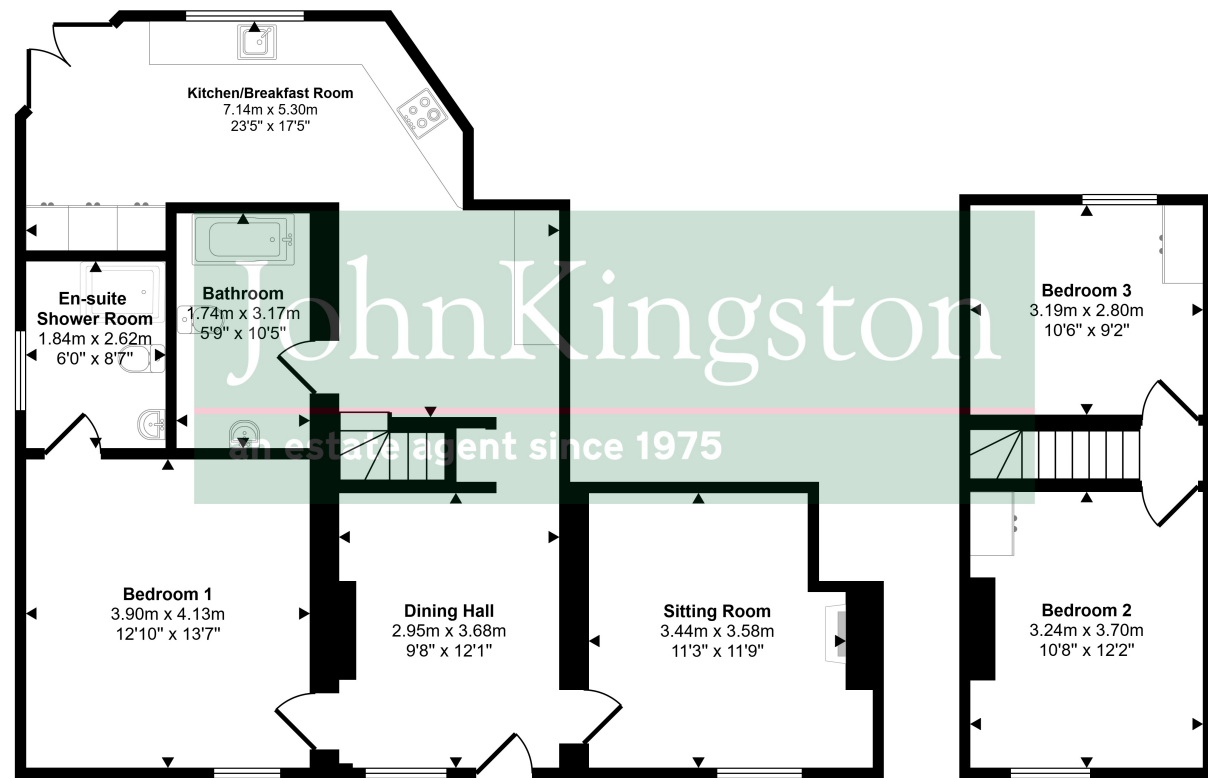


Approx Gross Internal Area
105 sq m / 1133 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



27 BRICKFIELD LANE COTTAGES CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT TN13 2SB

Nestled in a secluded semi-rural area of Chipstead with a verdant outlook, this superbly extended and refurbished end of terrace period home of character is believed to have originally been part of the Chevening Estate. Set in a generous sunny garden with plenty of off road parking this charming house offers a seamless blend of classic charm and modern luxury. Featuring three bedrooms, a stylish modern kitchen, two reception rooms and two contemporary bathrooms, The property also boasts a heated swimming pool and external workshop or gym. NO CHAIN.

Three bedrooms ■ Stylish Kitchen/Breakfast Room ■ 2 Bathrooms ■ Extended and refurbished ■ Heated swimming pool ■ Workshop/Gym ■ Semi-rural location ■ Electric heating ■ Driveway with parking for three cars ■ Generous sunny garden ■ NO CHAIN ■ Oak internal doors

PRICE: GUIDE PRICE £750,000 FREEHOLD

SITUATION

Chipstead is a popular small village in the parish of Chevening, near Sevenoaks, Kent, just off the A21 and A25 roads. It is rapidly coming more a part of Sevenoaks and is within a short distance of the M25 motorway although not visible. Chevening Primary School and Amherst Primary School are a huge attraction to the property for young families. Sevenoaks main line railway station with a service into London in half an hour is approximately one and a half miles distance, whilst the town of Sevenoaks with comprehensive shopping facilities is two miles distance. There are shopping facilities also to be found one mile from the property at Riverhead. Sevenoaks is noted for its excellent educational and recreational facilities including Golf at Knole, Widemesse and Nizels courses, sailing and angling at Chipstead Lakes, Bewl Water and Bough Beech. Motorway links to Gatwick and Heathrow via M25 and M23 are closeby.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction to the traffic lights turning left (Pembroke Road) and proceed to the next set of traffic lights. Turn right (London Road) and continue into Riverhead. On reaching the roundabout take the first exit left (Worships Hill) and then the proceed and take the 6th turning on your right into Homedean Road. Proceed along the road, the road bears right and Chevening Lane can be found shortly after on the left hand side. Proceed some distance and then immediately after the recreation ground (which is on your left) you turn left down an access lane which says private. The lane goes over the motorway and you will eventually find the property on your right hand side.

GROUND FLOOR

DINING HALL



11' 11" x 10' 0" (3.63m x 3.05m)

Doors to sitting room and bedroom, opening to kitchen/breakfast room. Double glazed window to front with radiator beneath and oak sill, wood effect laminate floor, chimney breast. Understairs storage space.

SITTING ROOM



13' 1" x 11' 11" (3.99m x 3.63m)

Double glazed window to front with oak sill, radiator, carpet and cupboard housing electric meter. Attractive exposed brick fireplace with wood burning stove and large

hearth, cornice.

KITCHEN/BREAKFAST ROOM



Breakfast Room: 9' 10" x 9' 4" (3.00m x 2.84m) Kitchen: 14' 0" x 10' 0" (4.27m x 3.05m)

Stylish kitchen with an excellent range of cupboards, extensive worktops, Siemens induction hob with black splashback and Siemens extractor over, stainless steel butler style sink with mixer tap, Siemens double oven with warming drawer, a second Siemens oven, integrated fridge freezer, pull out bin storage, stainless steel contemporary style wall radiator, integrated dishwasher. There are double doors out to the rear garden and a double glazed window to rear, LED down lighting, wood effect laminate flooring. The breakfast area features more storage cupboards with discreet under cupboard lighting, black splashback. Siemens washing machine and breakfast bar. Double and single shelved oak cupboards with oak book case over, wood effect laminate flooring, LED down lighting. There are stairs up to the first floor and a door to the bathroom.

BATHROOM



10' 9" x 5' 10" (3.28m x 1.78m)

Comprising a bath with attractive tiling, contemporary style heated towel rail, low level WC, extractor fan. Wash hand basin with mixer tap inset to furniture with display niches to side and large wall mounted mirror behind, wood effect laminate flooring.

LED down lighting.

BEDROOM 1



13' 9" x 12' 6" (4.19m x 3.81m)

Double glazed window to front with radiator beneath, carpet, door to en-suite.

EN-SUITE SHOWER ROOM



8' 9" x 6' 2" (2.67m x 1.88m)

Double glazed window to side, large fully tiled rainfall shower, contemporary heated towel rail, low level WC with concealed cistern, wash hand basin set into vanity unit with mixer tap, cupboard and drawer under and cupboard beside, extractor fan, laminate type flooring, LED down lighting.

FIRST FLOOR

LANDING

Doors to bedrooms, hatch to loft, carpeted. Electric boiler in loft.

BEDROOM 2



12' 4" x 10' 11" (3.76m x 3.33m)

Double glazed window to the front with radiator beneath, built-in desk with drawers, integrated shelving and wardrobe with drawers, carpet.

BEDROOM 3

10' 11" x 9' 7" (3.33m x 2.92m)

Built-in wardrobe with drawers below and desk adjacent with drawers, carpet, double glazed window to rear with radiator beneath.

OUTSIDE

GARDEN



Generous sunny garden. Secluded with trees and bushes and mainly laid to lawn, there is also a patio area perfect for al fresco dining and entertaining. Flower beds and borders with an array of shrubs and varied planting, raised vegetable beds, a pond, and a summerhouse. There is a heated swimming pool via economy 7 electricity, the filter and heater are located in the summerhouse. Outside lighting.

DRIVEWAY

There is a driveway with parking for three cars. A pair of 5 bar gates.

WORKSHOP/GYM

27' 0" x 7' 4" (8.23m x 2.24m)

A large versatile space with light and power which would make a great workshop or gym.

AGENT NOTE

There is a flying freehold over the sitting room.

SERVICES

There is Mains water and electricity. No gas. We understand the drainage is a cesspool system shared with two adjoining properties.

The property is approached over a private road, the maintenance of which we understand is the responsibility of the farm at the end of the lane.

COUNCIL TAX

The authority is Sevenoaks District Council. Tax Band: D. Amount payable 2026/2027 is £2456.53.