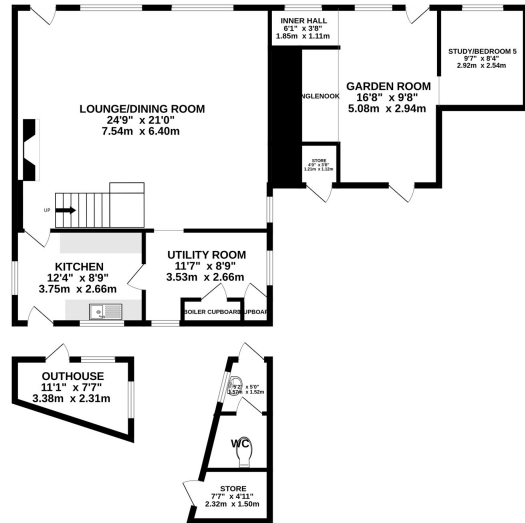
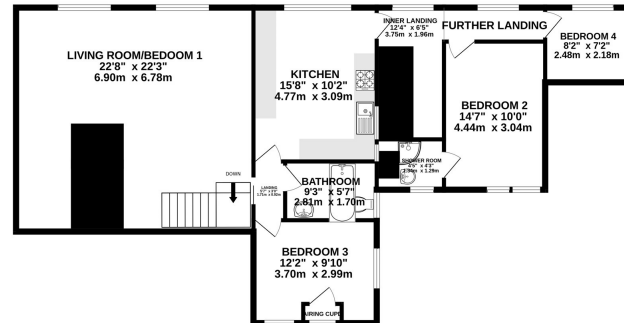


GROUND FLOOR  
1194 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR  
1095 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA: 2289 sq.ft. (212.6 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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## SEAL HOUSE 15 - 19 CHURCH STREET, SEVENOAKS, SEAL TN15 0AR

A sizeable historic landmark building forming the major portion of this special and spacious magnificent 16th Century Grade II listed period building. This interesting well proportioned 4/5 bedroom character property enjoys a wealth of period features including inglenook fireplaces, exposed oak beams and rooms with vaulted ceilings. There is no chain.

4/5 Bedrooms ■ 2 Bathrooms (one being an en suite shower room) ■ 2 Kitchens ■ Wealth of exposed oak ceiling and wall beams ■ Various vaulted ceilings ■ Two inglenook fireplaces ■ Garden and Courtyard ■ NO CHAIN

PRICE: GUIDE PRICE £695,000 FREEHOLD

## SITUATION

Reputed to be one of the oldest buildings in Seal. Seal House is in a set back slightly raised position just off the High Street at the centre of village life. Local facilities include nearby shops, library and bus routes to the surrounding district. The town centre of Sevenoaks with its excellent shopping facilities and including a fitness centre and swimming pool complex is about two miles distant. Sevenoaks main line railway station to London Charing Cross is about two and a half miles away. Kemsing railway station for trains to London Victoria is about 10 minutes walk through the country lanes. Seal is surrounded by open countryside, providing good riding and walking opportunities. Wildemesse golf club is a short distance away. Knole Park is also easily accessible.

## 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. Taking the lower road proceed to the traffic lights on the A25. Turn right and proceed into Seal Village. Turn left by the library into School Lane, bear immediately right and straight across the give way into Church Road. Continue to the crossroads turning right onto Childsbridge Lane and following the road around, this then leads into Church Street. The property will be found on the left hand side. It is advised that prospective purchasers park somewhere in Church Road.

## GROUND FLOOR

### LOUNGE/DINING ROOM



24' 9" x 21' (7.54m x 6.40m) a wealth of exposed oak beams, inglenook fireplace with a tiled hearth, curb, display niches and wood burning stove, staircase leads up to the first floor, halogen lighting, two attractive multi paned windows to the front with vertical blinds and secondary double glazing, radiator, carpet, cupboard housing a gas meter, led light, understairs storage cupboard.

### KITCHEN

12' 4" x 8' 9" (3.76m x 2.67m) a range of ground and wall cupboards, led light glazed windows to the side and rear, worktops incorporating a single drainer single bowl stainless steel sink unit with mixer tap, cupboard under, space and plumbing for a washing machine, space for a tumble dryer, stable door leads to the outside, laminate floor, ceramic splashback tiling, a vaulted ceiling with exposed oak beams.

### UTILITY ROOM

11' 7" x 8' 9" (3.53m x 2.67m) a cupboard housing a gas fired boiler serving the central heating and hot water, shelved cupboard beside, exposed oak ceiling beams, led light glazed windows to the side and rear, halogen lighting, tiled floor, wall tiling.

### INNER HALL

6' 1" x 3' 8" (1.85m x 1.12m) tiled floor, radiator, exposed oak beams, multi paned window to the front with vertical blind, opening leads through to the garden room.

### GARDEN ROOM

16' 8" x 9' 8" (5.08m x 2.95m) inglenook fireplace with lighting, brick and tiled hearth, multi paned window to the front with vertical blind, tiled floor incorporating a mat within a mat well, exposed oak ceiling and wall beams, door leads into the garden.

### STUDY/BEDROOM 5

9' 7" x 8' 4" (2.92m x 2.54m) multi paned window to the front with vertical blind, tiled floor, wealth of exposed wall and ceiling beams, halogen lighting.

## FIRST FLOOR

### LIVING ROOM/BEDROOM 1



22' 8" x 22' 3" (6.91m x 6.78m) an impressive vaulted ceiling with a crown post and a wealth of exposed oak beams, split level floor, stain glass and led light glazed windows to the front, overhead cast iron chandeliers, staircase railings, three radiators, carpet, led light glazed windows to the rear.

### LANDING

5' 9" x 2' 10" (1.75m x 0.86m) carpet, exposed oak ceiling beams, wall light.

### BEDROOM 3



12' 2" x 9' 10" max (3.71m x 3.00m) led light glazed windows to the sides and rear, a vaulted ceiling with a wealth of exposed oak beams, cupboard housing a lagged hot water cylinder, radiator, carpet.

### BATHROOM

9' 3" x 5' 7" (2.82m x 1.70m) led light glazed window to the side, wealth of exposed oak beams, a suite comprising a panelled bath with a mixer tap and hand shower, wash hand basin set into a vanity unit, low level wc, tiled floor, ceramic splashback tiling, halogen lighting, range of built in cupboards, wall mirror.

### KITCHEN/BREAKFAST ROOM



15' 8" x 10' 2" (4.78m x 3.10m) a vaulted ceiling with a wealth of exposed oak beams, a range of ground and wall cupboards, worktops incorporating a single bowl, single drainer stainless steel sink unit with mixer tap, cupboard under, led light glazed windows with some stain glass to the front, high level led light windows to the side, radiator, halogen lighting, cooker with gas hob and extractor over incorporated into a canopy, under cupboard lighting, ceramic splashback tiling, space and plumbing for a dishwasher, space and plumbing for a washing machine, display shelves, double radiator, vinyl floor, halogen lighting.

### INNER LANDING

12' 4" x 6' 5" (3.76m x 1.96m) led light glazed window to the front, a useful store area where there is an impressive exposed brick chimney breast, a wealth of exposed oak beams and a vaulted ceiling, carpet, halogen lighting.

### FURTHER LANDING

10' 6" x 2' 7" (3.20m x 0.79m) halogen lighting, led light glazed windows to the front, exposed oak beams, carpet.

### BEDROOM 2



14' 7" x 10' (4.45m x 3.05m) two led light glazed windows to the rear, a vaulted ceiling with a wealth of exposed oak beams, radiator, carpet, door leads into an en suite shower.

### SHOWER ROOM

4' 5" x 4' 3" (1.35m x 1.30m) a shower cubicle, wash hand basin set into a vanity unit with mixer tap, fully tiled walls, led light glazed window to the rear, vaulted ceiling with exposed oak beams, radiator, halogen lighting, tiled floor, cupboard.

### BEDROOM 4



8' 2" x 7' 2" (2.49m x 2.18m) led light glazed windows to the front, a vaulted ceiling with a wealth of exposed oak beams, carpet.

## OUTSIDE

### OUTHOUSE

11' 1" x 7' 10" max narrowing to 4' (3.38m x 2.39m) with power, light and water.

### STORE

9' 3" x 4' 11" (2.82m x 1.50m) with power.

### STORE

4' 2" x 3' 8" (1.27m x 1.12m)

### OUTSIDE WC

10' 6" x 6' 5" max narrowing to 3' 9" (3.20m x 1.96m) wash hand basin and low level wc, electric heated towel rail and wall mounted electric heater, tiled floor, led light window to the side, panelled to half height

### GARDEN

Paved courtyard area with outside water tap. Secluded garden area with patio ideal for al fresco dining leads through to an area of lawn, flower beds with various shrubs and bushes.

### STREET PARKING

There is street parking in various areas around Seal House but not directly outside the property.

## COUNCIL TAX BAND G