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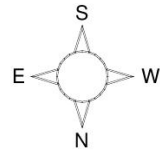
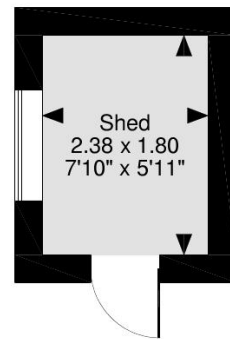
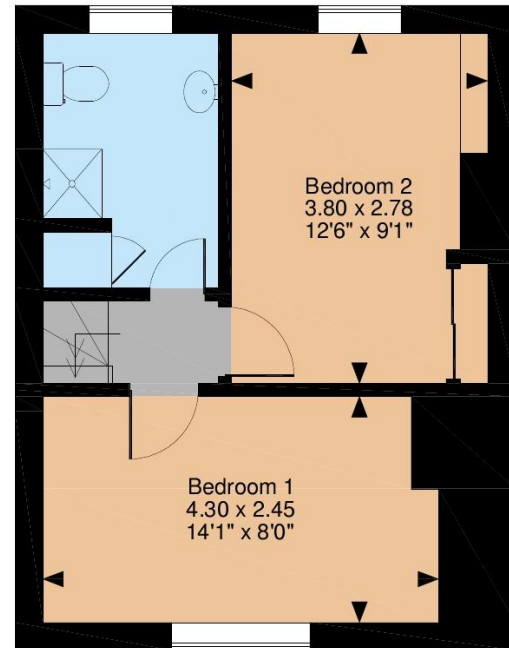
an estate agent since 1975

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High Street, Chipstead
Main House internal area 730 sq ft (68 sq m)
Shed internal area 46 sq ft (4 sq m)

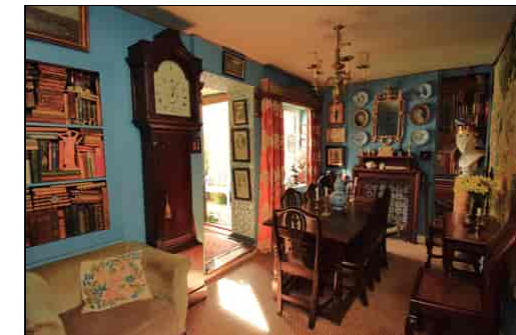


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The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



36 HIGH STREET, CHIPSTEAD, SEVENOAKS, KENT TN13 2RP

Step back in time to a bygone era with this almost miniature stately home. Quirky character blended with modern day convenience to create the most delightful two bedroom cottage. Parking to front and fantastic garden to rear. Lounge and dining room with fireplace. Every attention to detail in decoration and fittings creates a unique historic style.

Period Cottage ■ 2 Bedrooms ■ Sitting room with open fireplace ■ Dining Room with feature fireplace ■ Kitchen with Range cooker ■ Exposed beams ■ Shower Room ■ Off road parking ■ Gardens with clever design and planting ■ Terraced

PRICE: £489,000 FREEHOLD



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SITUATION

Chipstead is a small village in the parish of Chevening, near Sevenoaks, 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. 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 courses at Knole, Widernesse and Nizels, sailing and angling at Chipstead Lakes, Bewl Water and Bough Beech. Motorway links to Gatwick and Heathrow via M25 and M23 is closeby.

DIRECTIONS

From our office in Dorset Street head north-west on London Rd. Continue to follow A224. At the roundabout, take the 1st exit onto Worships Hill/A25. Continue to follow A25 Turn right onto Westerham Rd Continue onto Homedean Rd Continue onto High St Destination will be on the right. High Street, Chipstead, Sevenoaks TN13 2RP.

GROUND FLOOR

ENTRANCE HALL

Door into sitting room, stairs to first floor.

SITTING ROOM



13' 1" x 9' 10" (3.99m x 3.00m) Window to front, wood surround fireplace, shelving, part wood panelled walls, door to dining room.

DINING ROOM



15' 10" x 7' 9" (4.83m x 2.36m) Window to rear, radiator, fireplace, open to kitchen.

KITCHEN



11' 10" x 9' 7" (3.61m x 2.92m) Wall and base units, range cooker with extractor above, solid wood worktops, enamelled single drainer sink unit, door to garden.

FIRST FLOOR

LANDING

Access to bedrooms and bathroom

BEDROOM 1



14' 1" x 8' 0" (4.29m x 2.44m) Window to front.

BEDROOM 2



12' 6" x 9' 1" (3.81m x 2.77m) Window to rear, cast iron fireplace.

BATHROOM



Comprising enclosed shower cubicle, pedestal wash hand basin, low level W.C., airing cupboard.

OUTSIDE

FRONT GARDEN



There is a walled off street parking area to front with small shrubs planted to borders.

REAR GARDEN



There is a rear south facing garden which has been cleverly landscaped with regency style hedging theme and a host of shrubs and flowers, there is a good side garden shed 7'10 x 5'11.

COUNCIL TAX BAND D