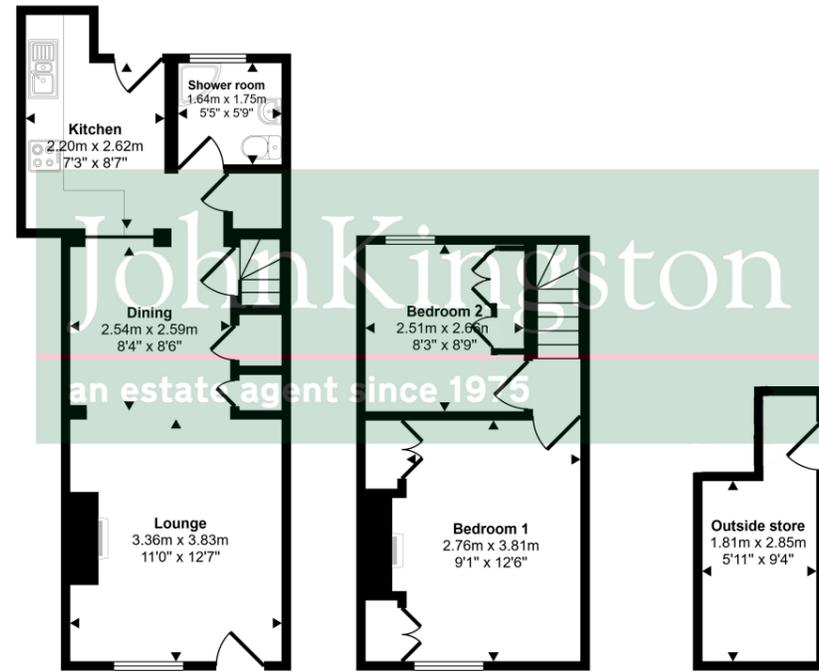


Approx Gross Internal Area  
65 sq m / 699 sq ft



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### 3 GOLF COTTAGES, GODDEN GREEN, SEVENOAKS, KENT TN15 0JJ

Rarely does a cottage of such charm come to market. This two-bedroom 1850's built home enjoys a delightful outlook over Godden Green and has been thoughtfully updated to marry period character with modern comfort. Bathed in natural light, the interiors feature a contemporary kitchen and bathroom, complemented by double glazing and gas central heating. Outside, the garden stretches to approximately 80ft, providing a serene backdrop, while a practical outside utility/workshop adds versatility to this enchanting home.

2 bedrooms ■ Lounge and Dining Room combined ■ Fitted kitchen ■ Contemporary shower room ■ Double glazing ■ Central heating ■ Utility cupboard ■ Lovely 80ft rear garden ■ Outbuilding with potential

**PRICE: GUIDE PRICE £435,000 FREEHOLD**

## SITUATION

The property lies in a lovely quiet setting within a short drive from Sevenoaks town centre and main line railway station. Knole Park with its historic house and deer is literally on the doorstep. There is also excellent walking in the vast area of woodland nearby with its intricate pathways connecting to large areas of scenic countryside.

The area is well served with an excellent range of schooling facilities, Sevenoaks Preparatory School is a short walk away. Trinity School and Weald of Kent Grammar School for Girls both of which are within the same complex are a short drive. There are plenty of highly regarded primary schools. The renowned private Sevenoaks School is easily reached as is Walthamstow Hall for girls. State run Knole Academy is also a short drive away.

For golf enthusiasts the house is extremely close to Wildernesse and Knole Park golf clubs. Further afield there is Nizels in Hildenborough.

## DIRECTIONS

From Sevenoaks town proceed north through the Pembroke Road traffic lights turning right into Seal Hollow Road. Take the lower road and continue until you reach a turning on your right hand side (Blackhall Lane). Proceed along Blackhall Lane from its junction with Seal Hollow Road in Sevenoaks and continuing to the end of the lane, where Golf Cottages sit opposite the green and close to The Bucks Head pub.

## GROUND FLOOR

### ENTRANCE

Front door with Georgian pane double glazing into sitting room.

### SITTING ROOM



Double glazed sash window to front, radiator, fireplace with open real flame gas fire in grate with ceramic coals

open to dining area.

### DINING ROOM



Understairs storage cupboards, cupboard housing washing machine and airing shelves, door to stairs for first floor, large open hatch to kitchen, radiator.

### SHOWER ROOM



Aqua panelled walls, enclosed shower, double glazed window to rear, low level W.C., vanity unit, mirrored cupboard with light, heated towel rail, laminate flooring, wall mounted Vaillant combination boiler.(updated in 2022)

### KITCHEN



10' 4" x 7' 4" (3.15m x 2.24m) Step up to kitchen, built in electric oven, ceramic hob with extractor over, ceramic sink with drainer, plastic/resin flat roof over kitchen with Velux electric glass skylight self closing rain sensor. A range of matching wall and base units, space for fridge and mini

freezer, slate tiled floor, double glazed door to garden, radiator.

## FIRST FLOOR

### LANDING

Doors to bedrooms and built in ladder to loft access.

### BEDROOM 1



Double glazed sash window to front, radiator, fitted wardrobes, cast iron Victorian fireplace, varnished wood floors.

### BEDROOM 2



Picture window to rear, fitted wardrobes radiator.

## OUTSIDE

### FRONT GARDEN



Steps to front door small area of garden with pretty Magnolia. Facing onto Godden Green offering a lovely aspect.

## REAR GARDEN



Rear Garden approximately 80ft long with rear gated right of way pedestrian access, two patio areas, door to workshop/utility outbuilding ,feature pond, lawn with pathway leading to timber shed.

### WORKSHOP/UTILITY AREA

9' 4" x 5' 11" (2.84m x 1.80m) With power light and worktop.

### COUNCIL TAX BAND D £2419

### INFORMATION

All windows and doors replaced 2013  
Celotex insulation to most areas  
Loft part boarded