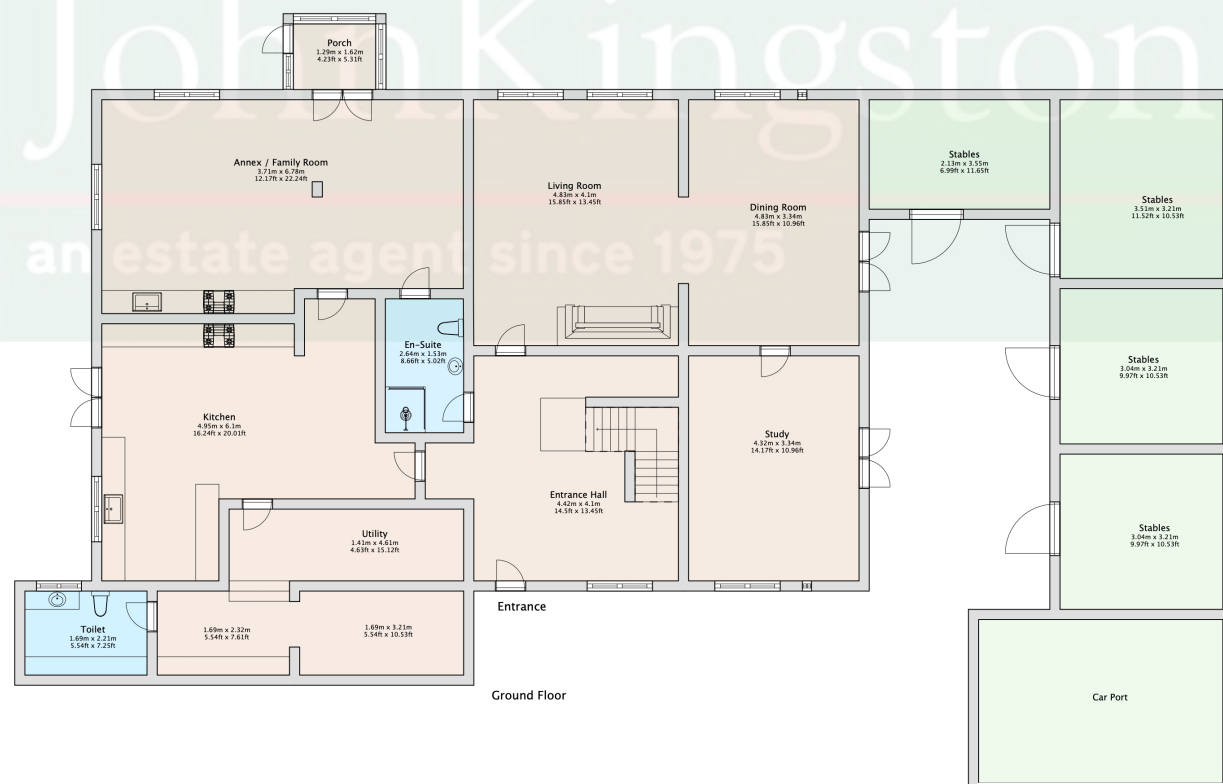


The Barn  
Approximate total internal area:  
263.83m<sup>2</sup> ( 2839.84sqft )  
Approximate total area inc Stables:  
288.74m<sup>2</sup> ( 3107.97sqft )

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		84
C	(69-80)		
D	(55-68)		
E	(39-54)	46	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## THE BARN, CHART FARM SEAL CHART, KENT, SEVENOAKS TN15 0ES

Discover this exceptional large detached converted barn, nestled in the sought-after semi-rural area on the eastern outskirts of Sevenoaks. Attractively refurbished by its current owners since its conversion in the early 1970s, it combines spacious living with rustic character, featuring a charming courtyard garden and ample parking on the private driveway. Boasting five bedrooms, including two en-suites, this home offers extensive living accommodation as well as a wealth of exposed timbers and a fabulous entrance hall. Additionally, the property includes a self-contained studio flat, ideal for guests. Don't miss your chance to own this unique home!

Detached barn ■ Six bedrooms ■ Four bathrooms ■ Self-contained flat ■ Extensive living accommodation ■ Courtyard garden ■ Recently refurbished, including new roof ■ Characterful and charming ■ Space for garage/car port and ample parking ■ Oil central heating

PRICE: GUIDE PRICE £1,100,000 FREEHOLD

## SITUATION

The property lies in a semi-rural position to the eastern side of Sevenoaks. Seal village is about 1.5 miles and offers local shops and a library. The town centre of Sevenoaks with its excellent facilities including a fitness centre and swimming pool complex is about 3.5 miles distant. Sevenoaks main line railway station, with fast and frequent services to London Bridge in as little as 22 minutes, is a similar distance. Kemsing railway station for trains to London Victoria is within a short drive.

Seal Chart lies in splendid countryside, the area being designated as one of outstanding natural beauty, and is set amidst rolling pasture land providing excellent riding and walking opportunities. Seal St Lawrence and Seal Primary Schools are easily reached. There are varied golf courses nearby including Wildernesse, Knole and Nizels and Cricket, Hockey and Rugby in the Vine area of Sevenoaks. The M25 can be accessed at the Chevening interchange which is about 5 miles away linking to London, other motorway networks, Ebbsfleet international and Gatwick and Heathrow Airports. The M20 can be accessed at Wrotham, also about 5 miles away which provides access to the Eurostar Terminus in Ashford and the Eurotunnel at Dover.

## 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. Turn right and proceed into Seal Village. Continue up the hill and take the third turning on your left into Pillar Box Lane. Continue to the end of this road, turning right and proceed for a short distance, the drive to The Barn will be found on your left hand side next to the entrance to Chart Farm.

## GROUND FLOOR

### ENTRANCE HALL

4.42m x 4.1m (14' 6" x 13' 5") Dramatic vaulted ceiling with a wealth of exposed timbers, double glazed windows to front, radiator, built in bar with space for fridge create a warm welcome to guests, turning galleried staircase to first floor, Oak flooring, central heating thermostat.

### LIVING ROOM

4.83m x 4.1m (15' 10" x 13' 5") Inglenook style fireplace with Oak bressummer and canopy hood, double glazed windows to rear, and radiator, open to dining room.

### DINING ROOM

4.83m x 3.34m (15' 10" x 10' 11") Double glazed windows to rear and French doors to garden, radiator, door to study.

### STUDY

4.32m x 3.34m (14' 2" x 10' 11") Double glazed French doors to side courtyard, arrow slit window to front, exposed painted ragstone wall, radiator, door to dining room.

## KITCHEN



4.95m x 6.1m (16' 3" x 20' 0") Fitted with Shaker style wall and base units, worktops incorporating double sized stainless steel sink with mixer tap, space and plumbing for dishwasher, space for Range cooker, space for fridge/freezer, pull out larder cupboard, corner display unit, laminate wood floor, door to Annexe and Utility rooms.

## UTILITY ROOMS

Range of wall cupboards, Perrymatic oil fired boiler serving central heating and hot water, exposed painted ragstone wall, worktop, space and plumbing for washing machine and tumble dryer, quarry tiled floor, open to Boot Room which is open to Freezer Room and Cloakroom.

## CLOAKROOM

Quarry tiled floor, low level W.C. stainless steel sink unit

## SELF CONTAINED ANNEXE / FAMILY ROOM

3.71m x 6.78m (12' 2" x 22' 3") Painted ragstone walls, exposed beams, radiators, double glazed window to side, fitted kitchen area with wall and base units, worktops, marble splashback, electric hob, integrated oven, space and plumbing for washing machine, wood effect flooring, double glazed French doors leading to rear lobby with door leading to small garden area.

## EN-SUITE SHOWER ROOM

2.64m x 1.53m (8' 8" x 5' 0") Enclosed shower cubicle with Aqualisa shower, vanity unit, low level W.C. redundant door to main house entrance hall, tiled walls and floor.

## FIRST FLOOR

## GALLERIED LANDING

High level eaves storage, radiator, wealth of exposed timbers, doors to bedroom 1.

## BEDROOM 1



4.43m x 4.11m (14' 6" x 13' 6") Partly vaulted ceiling, built in double shelved cupboard, exposed timbers, two double glazed windows to rear, built in shoe cupboard, radiator, door to ensuite.

## EN-SUITE



1.98m x 3.45m (6' 6" x 11' 4") Jacuzzi panelled bath, vanity unit, low level W.C., shaver point, eaves storage, exposed timbers, radiator, Grohe tower shower with shower head and body jets, splash back tiling, extractor fan.

## INNER LANDING

Airing cupboard housing hot water tank, access to loft

## BEDROOM 2



4.02m x 3.35m (13' 2" x 11' 0") Built in wardrobes, exposed timbers, double glazed window to side, radiator, door to ensuite.

## EN-SUITE SHOWER ROOM

1.71m x 1.66m (5' 7" x 5' 5") Large shower cubicle, corner wash hand basin, low level W.C., radiator, shaver point, localised tiling, exposed beams.

## BEDROOM 5

1.98m x 3.35m (6' 6" x 11' 0") Double glazed window to side, radiator, built in wardrobes.

## BATHROOM

2.63m x 1.57m (8' 8" x 5' 2") Panelled bath with mixer tap and hand held shower, pedestal wash hand basin, localised tiling, low level W.C., shaver point, extractor fan, radiator, wall mounted mirror.

## FURTHER LANDING

Doors to bedrooms 3 and 4, storage.

## BEDROOM 3

3.44m x 3.34m (11' 3" x 10' 11") Double glazed window to side, two built in double wardrobes, exposed timbers.

## BEDROOM 4

3.41m x 3.34m (11' 2" x 10' 11") Double glazed window to side, partly dormered, radiator, built in double wardrobe.

## OUTSIDE

## THE COURTYARD

There is a courtyard to the side of the barn with outside water tap and lighting and power. The courtyard is enclosed by stables and outbuildings.

## STABLE 1

2.13m x 3.55m (7' 0" x 11' 8")

The stables make a great, versatile space for use as stables, store rooms, or have ample potential for further uses.

## STABLE 2

3.51m x 3.21m (11' 6" x 10' 6")

## STABLE 3

3.04m x 3.21m (10' 0" x 10' 6")

## STABLE 4

3.04m x 3.21m (10' 0" x 10' 6")

## CAR PORT

Opening to front and opening to yard.

## GARDEN

The garden is mainly to the front with an area also to side, secluded seating areas, array of shrubs and bushes. Long driveway approached via 5bar gate leading to parking and turning area. The property is set within a farming complex and there are farm buildings to rear.

**COUNCIL TAX BAND G £3,769.05 2024/25**