



14 CHILDSBRIDGE WAY, SEAL, SEVENOAKS, KENT TN15 0DG

Don't be fooled by its modest frontage - this 4 bedroomed detached bungalow is a true hidden gem. Step inside and you are immediately welcomed by a striking sense of space and light, with a contemporary interior that unfolds to reveal generous and beautifully presented accommodation. Cleverly designed and deceptively spacious, the property offers a wonderful blend of style and practicality. The garden is a true feature of the home, meandering through attractive planting to a superb detached office/studio - perfect for remote working, a gym, or an inspiring creative space tucked away from the main house. To the front, convenient off-street parking adds practicality to this appealing home.

4 bedrooms ■ Ensuite Cloakroom ■ Lovely bathroom with separate shower ■ Utility room ■ First floor 29'11 sitting room with picture window to garden ■ 17'8 Office/Studio ■ Stylish Kitchen/dining room ■ Off street parking to front

PRICE: £795,000 FREEHOLD

## SITUATION

Seal combines village charm with easy access to the larger town of Sevenoaks and London commuting routes. Seal is a traditional English village with a long history and attractive local architecture, including an old parish church and older residential streets. It sits in a valley between the North Downs and Greensand Ridge, surrounded by countryside, woodlands, and walking routes — so it feels quite rural and scenic. Seal has a small but convenient set of amenities: a general store, butcher, café, library, pub and a couple of takeaways/restaurants. There's a recreation ground with a children's playground and space for community events, adding to the village community atmosphere. It's right on the A25, so driving to Sevenoaks town centre (~2 miles) is quick, and from there you have good rail links to London. Bus connections to Sevenoaks and surrounding areas exist but aren't very frequent so can order buses.

## DIRECTIONS

From 3B Dorset Street, Sevenoaks (TN13 1LL). Head north toward A225/Seal Hollow Road. Turn right (north-east) onto Seal Hollow Road/A225 and continue for about ~1 mile. At the traffic lights, turn right onto A25 (Seal Road) heading into Seal village. Continue into Seal village; after passing local shops and library, look for School Lane on the left. Turn left onto School Lane and follow it to the end. At the end, take a left onto Childsbridge Lane. Continue on Childsbridge Lane for a short distance, then turn right onto Childsbridge Way — the road here is a cul-de-sac where number 14 will be located.

## COVERED PORCH

Covered porch with attractively tiled floor, front door to entrance hall.

## ENTRANCE HALL



Doors to bedrooms, bathroom and kitchen/dining room, stairs to sitting room.

## PRINCIPAL BEDROOM



Double glazed window to side, wardrobes with bridging unit, radiator.

## ENSUITE CLOAKROOM

Vanity unit with splashback tiling, low level W.C, cupboard housing RCD unit, heated towel rail.

## BEDROOM 2



Double glazed window to front, radiator.

## BEDROOM 3



Double glazed window to side, wardrobes to one wall, radiator.

## BEDROOM 4



Double glazed window to front, radiator.

Double glazed window to side, wardrobes with bridging unit, radiator.

## BATHROOM



White suite comprising double ended bath, low level W.C., wash hand basin, enclosed walk in shower, part tiled walls, tiled floor, chrome heated towel rail, opaque double glazed window to side.

## UTILITY ROOM

Plumbing and space for washing machine and tumble dryer, gas-fired wall-mounted Worcester Bosch Boiler, shelving.

## KITCHEN/DINING ROOM



Beautifully fitted with contemporary units and worktops with upstands, island feature breakfast bar, integrated appliances, vertical panel radiator, space to create family/dining area, bifolding doors to garden.

## FIRST FLOOR



Fabulous sitting room with low vaulted ceiling, complemented by impressive

gable window and French doors, Velux windows.

## OUTSIDE

## FRONT GARDEN



There is a block paved frontage with off street parking for 3 vehicles and side pedestrian access.

## REAR GARDEN



Beautifully presented rear garden approximately 80ft long well stocked with a variety of colourful shrubs, steps to meandering pathway leading to office/studio and potting shed, vegetable garden paved patios for entertaining.

## OFFICE/STUDIO



Insulated with power and light, wooden flooring and lovely presentation.

**COUNCIL TAX BAND E - £2957**