



## 22 WEALD CLOSE, WEALD, SEVENOAKS, KENT TN14 6QH

A superb family home, offering space, flexibility and charm in equal measure. Tucked away in a residential cul-de-sac in the heart of the popular village of Weald is this deceptively spacious 1960s built house with so much more than one would expect as there have been extensions and improvements to create considerably more than the first glance suggests. The property now features four bedrooms across three floors, including a versatile ground floor bedroom with en-suite shower room, as well as generous and flexible living space throughout, including a fantastic kitchen/breakfast/dining room which forms the heart of the home. Outside, a delightful rear garden offers space to relax, while the private driveway provides ample off-street parking.

Four bedroom semi-detached house ■ Principal bedroom with en-suite cloakroom ■ Study ■ Attractive kitchen/breakfast room ■ Two bath/shower rooms ■ Utility Room ■ Off road parking on private driveway ■ Lovely rear garden ■ Extensive living accommodation, with Music Room, Dining Room and Living Room with open fireplace ■ Solar panels and electric economy 7 heating

PRICE: GUIDE PRICE £670,000 FREEHOLD



SITUATION

In the heart of the Kent Downs Area of Outstanding Natural Beauty is the charming village of Weald, which offers a quintessential countryside lifestyle around 2.4 miles south of Sevenoaks High Street. At its centre is a traditional village green, and further highlights of the village include a welcoming community-run shop and café, a well-regarded primary school, a popular pub, and an Italian restaurant, which all contribute to the warm village atmosphere and strong community. Weald is particularly sought-after for its balance of rural tranquillity and excellent connectivity. Nearby Sevenoaks provides a full range of amenities including shops, restaurants, leisure facilities, and a cinema/theatre complex. Families benefit from access to some of Kent’s top-performing schools in both the state and private sectors, including Sevenoaks School, Walthamstow Hall, Trinity, Knole Academy, and the annexes of Weald of Kent Girls and Tunbridge Wells Boys’ Grammar Schools. Commuters are well served by fast and frequent rail services to London from both Sevenoaks and Hildenborough stations, with Sevenoaks (3.3 miles) providing fast and frequent trains to London Bridge in as little as 23 minutes, and Hildenborough (2.6 miles) in around 31 minutes. The A21 and M25 are also easily accessible, offering convenient links to Tonbridge, Tunbridge Wells, London, Gatwick and Heathrow Airports, and the Channel Tunnel.

DIRECTIONS

Proceed south on the Tonbridge Road out of Sevenoaks, passing Sevenoaks school and take the second turning on your right into Weald Road. Continue for about two miles into the village and bear left at the church into Glebe Road. Continue until you reach the crossroads in the centre of Weald. Go across into Scabharbour Road, and then take the first right into Weald Close. No. 22 can be found on the right hand side when going towards the end of the cul-de-sac.

GROUND FLOOR

ENTRANCE HALL

UPVC front door leading to entrance hall, electric storage heater, laminate wood floor, stairs to first floor, doors to study/bedroom 4, living room and dining room.

LIVING ROOM



12' 10" x 11' 11" (3.91m x 3.63m) Double glazed window to front, York stone surround open fireplace, wall lights, storage heater.

STUDY/BEDROOM 4

9' 3" x 6' 2" (2.82m x 1.88m) Double glazed window to front and side, storage heater.

ENSUITE

7' 7" x 4' 3" (2.31m x 1.30m) White suite comprising enclosed shower, low level W.C, pedestal wash hand basin, storage heater.

DINING ROOM



14' 2" x 8' 0" (4.32m x 2.44m) Double glazed window to side, understairs storage, storage heater, laminate wood floor, doors to music room and utility room, opening to kitchen/breakfast room.

UTILITY ROOM

9' 9" x 5' 4" (2.97m x 1.63m) Double glazed door to garden, laminate wood floor, wall and base units, plumbed for washing machine.

MUSIC ROOM

9' 5" x 8' 11" (2.87m x 2.72m) Double doors to kitchen/breakfast room, storage heater, laminate wood floor.

KITCHEN/BREAKFAST ROOM



18' 8" x 9' 10" (5.69m x 3.00m) Fitted with an attractive Wren kitchen, wall and base units, worktops, 1 ½ bowl single drainer sink unit, pull out larder, pan drawers, plumbed for dishwasher, extractor fan, space for American fridge freezer, space for slot in electric cooker, double glazed window and French doors to garden, Velux windows.

FIRST FLOOR

LANDING

Airing cupboard housing hot water tank with immersion heater and solar Iboost for immersion heater.

BEDROOM 2



10' 7" x 10' 0" (3.23m x 3.05m) Double glazed window to front, open wardrobe, electric heater.

BEDROOM 3



9' 11" x 9' 0" (3.02m x 2.74m) Double glazed window to rear, open wardrobe, electric heater.

STUDY/OCCASIONAL BEDROOM

6' 11" x 5' 7" (2.11m x 1.70m) Double glazed window to front, electric heater, cupboard housing solar convertor and battery, stairs to second floor.

BATHROOM



2.68m x 1.62m (8' 10" x 5' 4") White suite comprising, panelled bath, vanity unit, walk in shower with composite panels, low level W.C., opaque double glazed window to rear.

SECOND FLOOR

LANDING

Spacious landing with eaves storage access, Velux window to rear open to bedroom.

PRINCIPAL BEDROOM



18' 9" x 9' 3" (5.71m x 2.82m) Velux window to rear built in storage with hanging, shelves and drawers, electric heater, eaves storage and access to water tank.

ENSUITE

Low level W.C and wash hand basin with built in storage.

OUTSIDE

FRONT GARDEN

Extensive block paved driveway to lawn and mature shrubs, pathway to rear garden.

REAR GARDEN



Paved patio to lawns with mature shrubs and flower beds, long life garden shed.

COUNCIL TAX: BAND E (£2910.39 APPROX. 2025/26 FIGURE)