



House - Gross Internal Area : 98.9 sq.m (1064 sq.ft.)  
Garage - Gross Internal Area : 11.7 sq.m (125 sq.ft.)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to Important Notice on the last page of the text of the Particulars.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 75        |
| (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 |           |



## FLAT D VINE LODGE, HOLLY BUSH LANE, SEVENOAKS, KENT TN13 3XY

Two bedroomed bungalow set within an extremely attractive ragstone built detached period character property positioned close to the Vine Cricket Club ground and the town centre. The property boasts high ceilings offering a sense of space with private garden to front, garage and parking and a short walk to town and station. Perfect and rare downsize for Sevenoaks.

2 Bedrooms ■ 2 Bathrooms ■ Kitchen/Breakfast Room ■ Ensuite Shower Room ■ Bathroom ■ Garage ■ Private Garden ■ 30ft Lounge/Dining Room

PRICE: £695,000 SHARE OF FREEHOLD



## SITUATION

This lovely apartment is located in a highly sought after area near The Vine Cricket Ground ideally placed within a level walk of the town centre. Sevenoaks railway station is also within a short walk and provides a fast service of trains to London Charing Cross/Cannon Street/ London Bridge/Waterloo in about 30 minutes. Sevenoaks town centre provides varied shopping, swimming pool complex, fitness centre and library. Historic Knole House with its 1,000 acre deer park is easily reached and provides tranquil walking. There are many recreational facilities in the area including golf at Wildernesse, Knole Park and Nizels. Access to the M25/M20/M2/A21 is a short drive away at Junction 5 of the Chevening interchange.

## DIRECTIONS

From Sevenoaks High Street proceed north through the Pembroke Road traffic lights. Turn first right into Seal Hollow Road and bear first left on the upper road past The Vine Cricket Ground. Continue straight on over the give way and the entrance to Vine Lodge is almost immediately on your right hand side.

## ENTRANCE

Private front door to entrance hall.

## ENTRANCE HALL

9' 2" x 3' 5" (2.79m x 1.04m) Radiator, coat hanging, panelled glazed door to lounge/dining room.

## DINING ROOM



11' 10" x 9' 9" (3.61m x 2.97m) Doors to bedrooms, bathroom and kitchen, radiator, open to sitting area

## SITTING ROOM



17' 5" x 18' 9" (5.28m x 5.77m) 5 double glazed sash windows to side and rear, 2 radiators, feature fireplace, brass wall lights.

## KITCHEN/BREAKFAST ROOM



13' 9" x 12' 9" (4.27m x 4.04m) Wooden wall and base units with worktops over, display cabinets, integrated Neff double oven, ceramic hob, 1 1/2 bowl stainless steel single drainer sink unit, window to side and rear, wall mounted Worcester Bosh combi boiler, UPVC back door to rear area, tiled floor, part tiled walls.

## BEDROOM 1



13' 11" x 9' 8" (4.27m x 3.00m) Double glazed window to side, radiator, fitted wardrobe.

## ENSUITE



9' 6" x 7' 0" (2.90m x 2.13m) Enclosed shower cubicle, pedestal wash hand basin, opaque double glazed window to front, low level W.C., tiled walls, inset mirror.

## BEDROOM 2

10' 4" x 8' 10" (3.40m x 2.11m) increase 9'11 dual aspect double glazed window to front and side, radiator.

## BATHROOM

8' 10" x 7' 0" (2.69m x 2.13m) Dual aspect double glazed opaque window to front and side, paneled bath, low level W.C., pedestal wash hand basin, tiled walls, tiled floor, radiator.

## OUTSIDE

### GARAGE



3rd block in the middle, plus parking area.

### PRIVATE GARDEN

There is a well established garden to the front of property which is under a 99 year lease from 1986 but the vendor is looking to reclaim the title. The gas meter is just outside back door, the electric meter is in the entrance hall of the main house .

### MAINTENANCE

Currently £217.00 pcm for the year 2022-2023 Reviewed annually

### LEASE

The property owns a 1/9 share of the freehold and the lease is 999 years from 1986.

### SPECIAL NOTE

In 2021 an old well opened up on the edge of the property but this was filled by a specialist contractor engaged by the buildings insurers loss adjustor with no structural damage to the property itself.

### COUNCIL TAX BAND D