

## High Street, Chipstead, Sevenoaks, TN13

Approximate Area = 1216 sq ft / 112.9 sq m  
 Limited Use Area(s) = 25 sq ft / 2.3 sq m  
 Garage = 216 sq ft / 20 sq m  
 Outbuilding = 124 sq ft / 11.5 sq m  
 Total = 1581 sq ft / 146.7 sq m



Certified Property Measure  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) © rics.com 2023. Produced for Hurberts. REF: 1021877



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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	



## 32 HIGH STREET, CHIPSTEAD, SEVENOAKS, KENT TN13 2RP

Quintessential 3 bedroom semi detached cottage in the heart of Chipstead village. There is a charming flow and inviting feel that embraces the property all the way through to the delightful sunny garden with office and garage to rear and off street parking. The property is Grade II listed and the accommodation is adaptable to modern needs and there is even a cellar that offers that extra potential.

Three bedrooms ■ Sitting room with fireplace ■ Open plan kitchen dining room ■ Ground floor bathroom first floor W.C. ■ Cellar ■ Abundance of beams and character ■ Garage and Driveway with Parking ■ Office/studio ■ Delightful sunny enclosed garden

**PRICE: £595,000 FREEHOLD**



### SITUATION

Chipstead is a small village in the parish of Chevening, near Sevenoaks, just off the A21 and A25 roads. It is rapidly coming more a part of Sevenoaks and is within a short distance of the M25 motorway. Chevening Primary School and Amherst Primary School are a huge attraction to the property for young families.

Sevenoaks main line railway station with a service into London in half an hour is approximately one and a half miles distance, whilst the town of Sevenoaks with comprehensive shopping facilities is two miles distance. There are shopping facilities also to be found one mile from the property at Riverhead.

Sevenoaks is noted for its excellent educational and recreational facilities including golf courses at Knole, Widemesse and Nizels, sailing and angling at Chipstead Lakes, Bewl Water and Bough Beech. Motorway links to Gatwick and Heathrow via M25 and M23 is closeby.

### DIRECTIONS

From our office in Dorset Street head north-west on London Rd. Continue to follow A224. At the roundabout, take the 1st exit onto Worships Hill/A25. Continue to follow A25 Turn right onto Westerham Rd Continue onto Homedean Rd Continue onto High St Destination will be on the right just after the corner with Martin Shaw.

### SITTING ROOM



15' 1" x 12' 0" (4.60m x 3.66m) Sash window to front, radiator, attractive fireplace with remote control gas fire. Beamed recess' with small cupboard house RCD unit, shelving and storage cupboards built in, door to kitchen/dining room.

### KITCHEN/DINING ROOM



17' 8" x 8' 7" (5.38m x 2.62m) Fitted with Shaker style wall and base units, wood worktops, inset single drainer sink unit, Miele oven and hob, Miele dual fuel hob, extractor fan above, slimline dishwasher, peninsular feature, display shelves, part tiled walls some original tiling to floor, kick plate heater, window and door to garden, door to cellar, door to Utility and bathroom stairs to first floor, built in seating area..

### SHOWER ROOM

6' 6" x 5' 5" (1.98m x 1.65m) Fitted with white suite comprising, enclosed shower cubicle, pedestal wash hand basin, low level W.C. , chrome heated towel rail, tiled floor, part tiled walls.

### UTILITY ROOM

6' 9" x 5' 4" (2.06m x 1.63m) Fitted with matching bas units, wood worktops and inset Butler sink, Worcester Bosch combination boiler, chrome heated towel rail, plumbed for washing machine.

### CELLAR

### CELLAR

18' 2" x 14' 10" (5.54m x 4.52m) Housing electric meter power and light and offering potential.

### FIRST FLOOR

### BEDROOM 2



12' 1" x 11' 11" (3.68m x 3.63m) Window to front, original cast iron fireplace with wood surround and built in wardrobes either side.

### BEDROOM 3

10' 8" x 8' 8" (3.25m x 2.64m) Sash window to rear, radiator, door to ensuite.

### ENSUITE

5' 8" x 4' 8" (1.73m x 1.42m) Low level W.C, vanity unit (potential wet room).

### SECOND FLOOR

### BEDROOM 1



15' 0" x 14' 1" (4.57m x 4.29m) Window to front with views towards the North Downs, radiator, beams, loft access.

### OUTSIDE

### FRONT GARDEN

There is a small garden to front enclosed by a wall and wrought iron railings, steps to front door.

### REAR GARDEN



Surprising enclosed garden with suntrap block paved patio, raised beds that then opens to a well stocked area with lawns pathways with side and rear gates and access to garage and office, perfect cottage garden and a bit more besides.

### OFFICE



11' 2" x 11' 1" (3.40m x 3.38m) The office has been well insulated to offer an all year round room with character and charm of its own and power and light

### GARAGE



20' 5" x 10' 6" (6.22m x 3.20m) Up and over door, power and light and storage space above. There is driveway to front with off street parking

### COUNCIL TAX BAND D