

PRICE: GUIDE PRICE £650,000 FREEHOLD

SITUATION

The property enjoys a non-estate position in the centre of Weald Village with its renowned village green, church, primary school, shop/post office and public house. Sevenoaks High Street, with its varied shopping and excellent leisure facilities, together with station on the Charing Cross/cannon Street line, is about two and a half miles distant whilst Hildenborough station on the same line is just over two miles distance. The A21 can be accessed at the bottom of nearby Riverhill and connects with junction 5 of the M25 at the Chevening interchange at Bessels Green just to the west of Sevenoaks. A local bus service passes through Weald village, connecting Sevenoaks and Tonbridge. The area generally is renowned for its excellent educational and recreational facilities and pleasant rural walks are close at hand.

DIRECTIONS

From Sevenoaks proceed south out of the town and after about three-quarters of a mile turn right into Weald Road. Proceed along Weald Road and down Hubbards Hill which takes you over the Sevenoaks By Pass (A21). Keep left which leads into Glebe Road. Roundstone is the last house on the right hand side before the crossroads.

ENTRANCE HALL



Front door approached by the left side of the property, stairs to first floor, central heating thermostat, large understairs storage cupboard with automatic light, doorway to kitchen/dining room, door to shower room and bedrooms 2 and 3.

KITCHEN/DINING ROOM



14' 2" x 8' 9" (4.32m x 2.67m) Lovely vaulted ceiling with electric Velux windows with rain sensor and blinds, double glazed windows and door to rear. Matching range of cream wall and base units and wood worktops, stainless steel, single drainer sink unit, integrated dishwasher, oven hob and stainless steel extractor canopy, integrated fridge and freezer, part-tiled walls, wood floor, radiator, UPVC door and window to garden.

LOUNGE

16' 7" x 9' 0" (5.05m x 2.74m) UPVC double glazed window to rear and side, wood floor, radiator, vaulted ceiling.

SHOWER ROOM



Contemporary white suite comprising enclosed shower with stylish bifold door, low level W.C. with concealed cistern and matching vanity unit, tiled floor and mainly tiled walls, heated towel rail, opaque double glazed window to side.

BEDROOM 2



13' 1" x 8' 2" (3.99m x 2.49m) Double glazed window to front, radiator.

BEDROOM 3



9' 5" x 9' 2" (2.87m x 2.79m) Double glazed window to front, radiator.

FIRST FLOOR

LANDING AND STUDY



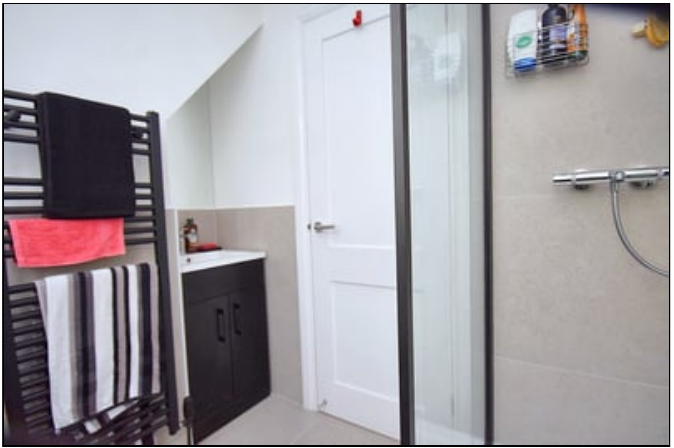
Doors to bedroom and shower room, open to study area with balcony that overlooks lounge, airing cupboard housing hot water tank.

BEDROOM 1



13' 0" x 10' 7" (3.96m x 3.23m) Double glazed window to front radiator, eaves storage cupboards.

SHOWER ROOM



6' 0" x 5' 6" (1.83m x 1.68m) Contemporary white suite comprising walk-in shower, vanity unit, low level W.C., opaque double glazed window to side, heated towel rail, part-tiled walls and floor.

OUTSIDE

FRONT GARDEN

There is blocked paved parking to front with various shrubs and planting and side pathway to front door and side gate.

REAR GARDEN



There is a level rear garden with paved patio and gravelled area and stone retaining walls. Outside tap and light.

COUNCIL TAX BAND E £2957 (2025/26)