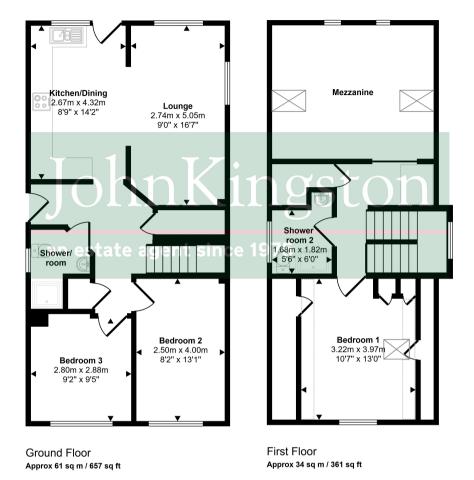
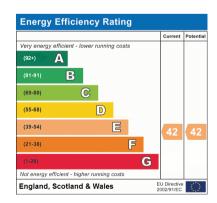
Approx Gross Internal Area 95 sq m / 1018 sq ft





Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.













ROUNDSTONE, GLEBE ROAD, WEALD, SEVENOAKS, KENT TN14 6PA

An interesting modern individual bright & airy detached property, located in the centre of this popular and highly sought-after village, enjoying a pleasing front outlook and a secluded garden. There is an inviting master bedroom with contemporary shower room at first floor level and a galleried landing study area feature overlooking the lounge. The kitchen dining has an open aspect with the lounge and both overlook the garden. There are two further bedrooms at ground floor level, accompanied by another contemporary shower room. Offered for sale with no chain above, this unique detached property presents a lovely home.

Entrance Hall ■ 3 Bedrooms ■ Study Area ■ Electric central heating ■ Front garden with off road parking ■ Secluded south/west facing rear garden ■ Lounge ■ Two contemporary shower rooms ■ Kitchen/dining room ■ No chain

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 mlies 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

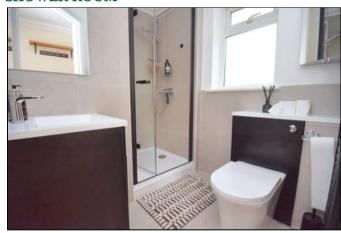


14' 2" x 8' 9" (4.32m x 2.67m) Lovely vaulted ceiling with electric Velux windows with rain sensor and blinds, double glazed windows and door to rear. Matching range of cream wall and base units and wood worktops, stainless steel, single drainer sink unit, integrated dishwasher, oven hob and stainless 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.

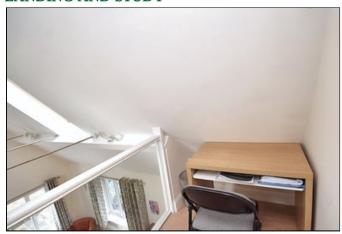
BEDROOM 3



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



 $6'\ 0''\ x\ 5'\ 6''\ (1.83\mbox{m}\ x\ 1.68\mbox{m})$ 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)