



Waterden, Seal Chart, Sevenoaks, Kent

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# Seal Chart, Sevenoaks, Kent

The house is located in Seal Chart and close to the popular Chart Farm. It is ideally placed for nearby Sevenoaks with its excellent schools, amenities and transport links (with its mainline station only 3.4 miles away and with fast trains to London Bridge, Charing Cross and Canon Street). More locally, Kemsing Station provides services to London Victoria and is located 1.2m away whilst Otford also provides a regular fast train service into London Bridge and Charing Cross together with other services into London Victoria.



**Tenure:** Freehold

**Local authority:** Sevenoaks District Council

**Council tax band:** H





## The Property

The house provides an excellent mix of living and entertaining space and the current owners have improved and reconfigured throughout the house whilst they have been there.

The house sits at the north end of its plot benefitting from a south facing terrace and garden together with a large parking area in front of the house itself. The ground floor has been updated by the owners to provide a variety of living space, centred around the large, south facing modern kitchen/breakfast/living room extending out into the garden. A fully fitted kitchen with central island, induction hob, double oven and a large variety of units also then provides access out onto the south facing stone terrace. A utility room, ample storage and a guest WC then complete the ensemble at the western side of the house.

Returning to the entrance hallway you enter the house from the eastern side and this links through to the kitchen via a snug/library/study area along the northern wing of the property. With wooden floors throughout and with some of the period features of the original house these two rooms then connect with a charming snug/sitting room (originally the property's formal dining room) with feature fireplace and south facing windows. At the centre of the house, and having been extended out on the south side, sits the light and bright formal living space with wooden floorboards, large south facing windows looking out over the stone terrace and garden. A wood burner sits in a fireplace on the northern wall whilst a contemporary staircase leads up to the first floor.



Upstairs the bedroom space has also been updated and reconfigured to give a wonderful south facing principal bedroom suite (with beamed ceiling) with dressing room and en suite bathroom. Three other double bedrooms (one with separate sink and shower) share a family bathroom. Additional storage is provided through extensive eaves access.



The mature gardens then surround the house, most notably on the south side as the stone terrace, perfect for al fresco dining and entertaining, leads into the south facing lawned garden. These are bordered by mature trees, shrubs and herbaceous flower borders including witch hazel, jasmine, camellia and rose beds. A grassed walkway with gated access leads into the adjoining woodland together with a, now unused, manege together with an additional area of grassland.

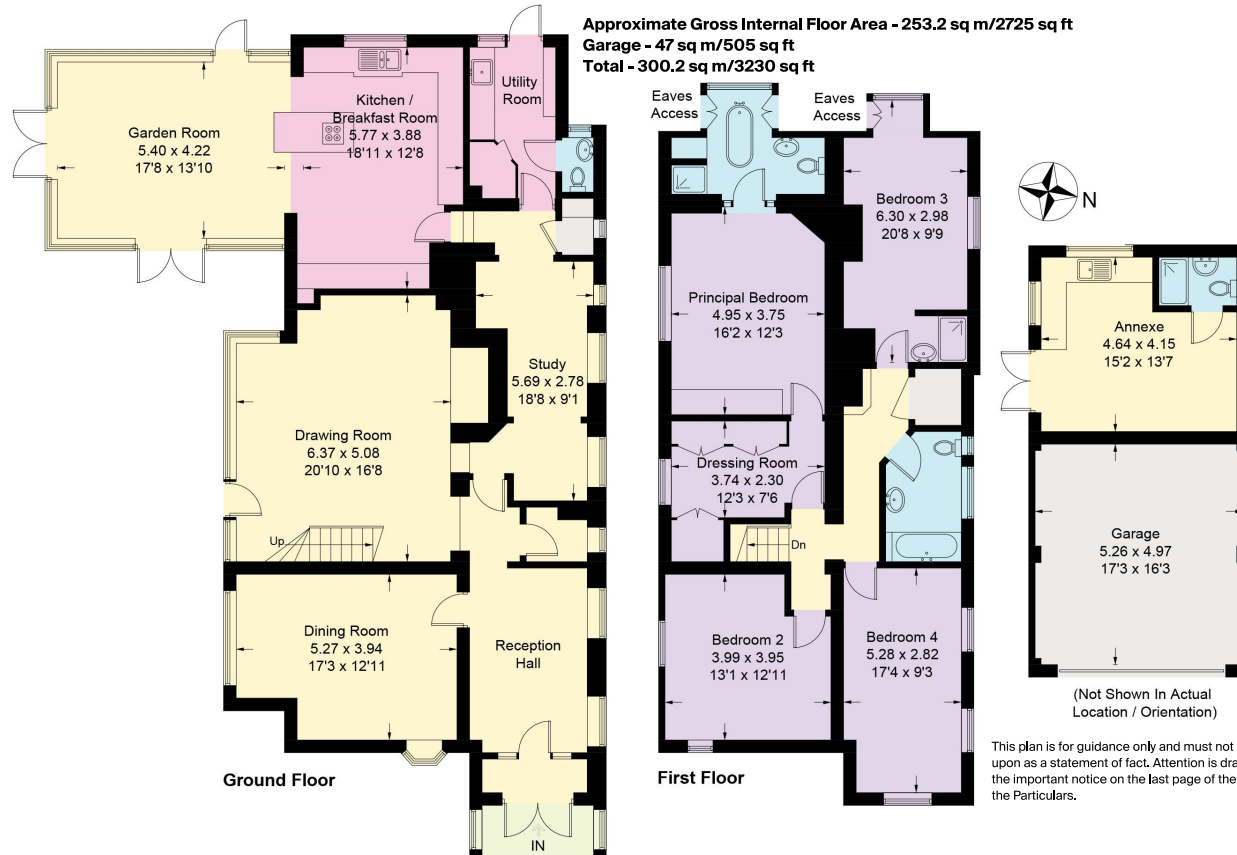
At the rear of the house, and adjoining the double garage, sits an additional annex living space, providing the house with an additional bedroom with en suite, perfect for guests.





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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 the important notice on the last page of the text of the Particulars.

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**I would be delighted to tell you more**

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