

Seal Chart, Sevenoaks





A wonderfully private detached Oast house with excellent family accommodation.

Set in beautiful gardens in a charming village location yet within easy reach of local amenities and transport links.



Tenure: Available freehold

Local authority: Sevenoaks

Council tax band: H





The property

Located in the village of Seal Chart, located just outside Sevenoaks, this attractive double roundel Oast house is set in its delightful gardens with a wonderful west-facing aspect, especially from its sun terrace on the first floor. It offers excellent family accommodation with a balance of living and entertaining space and a wealth of period features.

The property provides ample parking and is approached down a short driveway from the country lane that gives access to the property. The main entrance opens into the middle of the house, where the downstairs is part divided into two parts whilst a set of stairs leads up to the living space on the first floor. The first floor offers substantial space and versatility for a busy family, including a large lofted living room with a modern wood burner, cool in summer yet lovely and warm in the winter. The living space leads into the two roundels at the north end of the house, one with a large, light and bright dining room and the second holding a modern, fully fitted kitchen with a central island and a doorway out onto the property's west-facing sun terrace overlooking the garden and swimming pool - ideally for al fresco dining and evening drinks.

At the south end of the house, a large office/library space leads through to a guest suite at the end of the house with a lofted bedroom and en suite bathroom alongside a well-sized store room/walk-in wardrobe.

On the ground floor, the southern end of the house makes a natural division with a sitting room/snug leading to a pair of double bedrooms, one with an en suite bathroom (with ample storage) and the other with use of a family bathroom. Both bedrooms also have their own access out to the garden/outside, providing additional flexibility for use. At the northern end of the house sit a large double bedroom (originally two rooms but enlarged by the current owners) and the principal suite encompassing a double bedroom in the west-facing roundel alongside a large dressing room and en suite bathroom. A rear door leads towards the laundry room and garage.





Outside

At the back of the house sits a separate double garage together with a separate laundry room. Access is also provided out into the garden from the garage, and the building also holds the boiler and the pump for the swimming pool.

In the garden and looking towards the swimming pool sits a modern office/annexe/ studio room with a separate shower room and large storage room, ideal for either a home office, annexe room or gym/entertainment space. The garden then circles the house on the western side and includes a large swimming pool.

Location

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 and fast trains to London Bridge, Charing Cross and Canon Street).

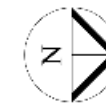
The area provides a wide range of excellent schools, including primary schools in nearby Ightham to the Grammar and private preparatory and secondary schools in Sevenoaks, Tonbridge and Maidstone (including Sevenoaks School, Tonbridge School, Maidstone Grammar School, The Judd School, The New Beacon, Sevenoaks Prep, St. Michaels Prep School and Walthamstow Hall) whilst there is a wide range of leisure facilities and sports clubs within a close range of the house. Nearby access to the M20 then gives great links to the M25 and the airports at Gatwick and Heathrow, together with London and the wider UK motorway network.



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.



Approximate Gross Internal Area – 344.1 sq m / 3704 sq ft
 Outbuilding – 87.0 sq m / 936 sq ft
 Total = 431.1 sq m / 4640 sq ft



Knight Frank
 Sevenoaks
 113 - 117 High Street
 Sevenoaks
 Kent TN13 1UP
knightfrank.co.uk

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