



Seal Chart, Sevenoaks, Kent

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## Seal Chart, Sevenoaks, Kent

An elegant country home with far reaching views yet within easy reach of Sevenoaks and its amenities, schools and transport links.



**Tenure:** Freehold

**Local authority:** Sevenoaks District Council

**Council tax band:** H









## The Property

Set on a ridgeline with far reaching views and located in Seal Chart just east of Sevenoaks, this elegant country home has an abundance of living space, charming gardens and land, and ample outbuildings which provide an opportunity to add value.

The house is approached along country lanes from the hamlet of Seal Chart and sits privately at the end of the road. There is ample space at the property for parking alongside a double garage with accompanying store/workshop. A second garage block with storage rooms and plumbing would be perfect (subject to permissions) for conversion to a self-contained annex or cottage.

The front door opens into the oldest part of the house, an elegant hallway with open fireplace, staircase leading up to the first floor and a cosy library corner with views over the garden. A second garage block with storage rooms and plumbing would be perfect (subject to permissions) for conversion to a self-contained annex or cottage.

In the middle of the house a formal dining room constituting, with the hall, the oldest part of the house, and a TV room sit beside the open plan kitchen/dining area. A guest WC and large utility room, with a rear staircase, sit beside the access to a large dry cellar, housing storage and the boiler.

## First Floor

On the first floor the principal bedroom provides a large space with accompanying en suite shower room and far-reaching countryside views. Two further bathrooms, one with a dressing area, are found at the eastern end of the house, a dressing area leads through to the family bathroom with a second bathroom inhabiting the south eastern corner of the house.







## Outside

The garden and grounds cover just over 2 acres and include a number of well-tended garden areas, including a pond with carp and goldfish. A recently resurfaced tennis court is on the western side of the house. To the south the property also includes a field of approximately 7 acres.

## 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 are 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.









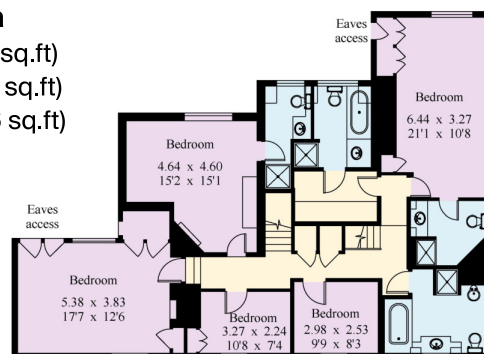
## Approximate Gross Internal Floor Area

House - Gross Internal Area: 356.1 sq.m (3833 sq.ft)

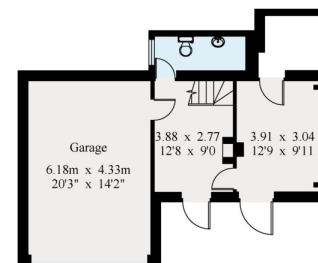
Garage 1 - Gross Internal Area: 94.5 sq.m (1017 sq.ft)

Garage 2 - Gross Internal Area: 49.8 sq.m (536 sq.ft)

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.

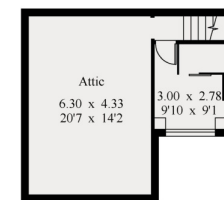


First Floor

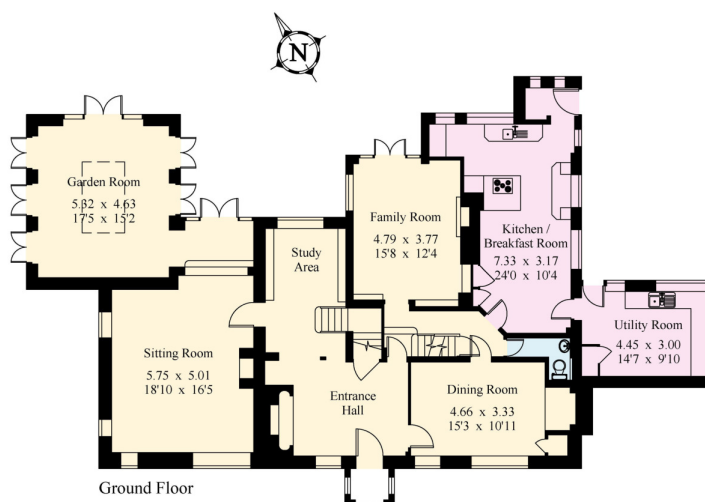


Ground Floor

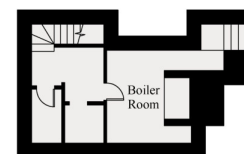
Garage 1



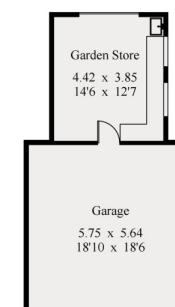
First Floor



Ground Floor



Cellar



Garage 2

**Knight Frank**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated March 2024.

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