



SUNNINGDALE

Childsbridge Way, TN15



DETACHED FOUR BEDROOM HOME IN A QUIET PRIVATE ROAD

A beautifully presented detached four bedroom family home with garden studio, in the highly sought-after village of Seal.



Local Authority: Sevenoaks District Council

Council Tax band: F

Tenure: Freehold



ACCOMMODATION

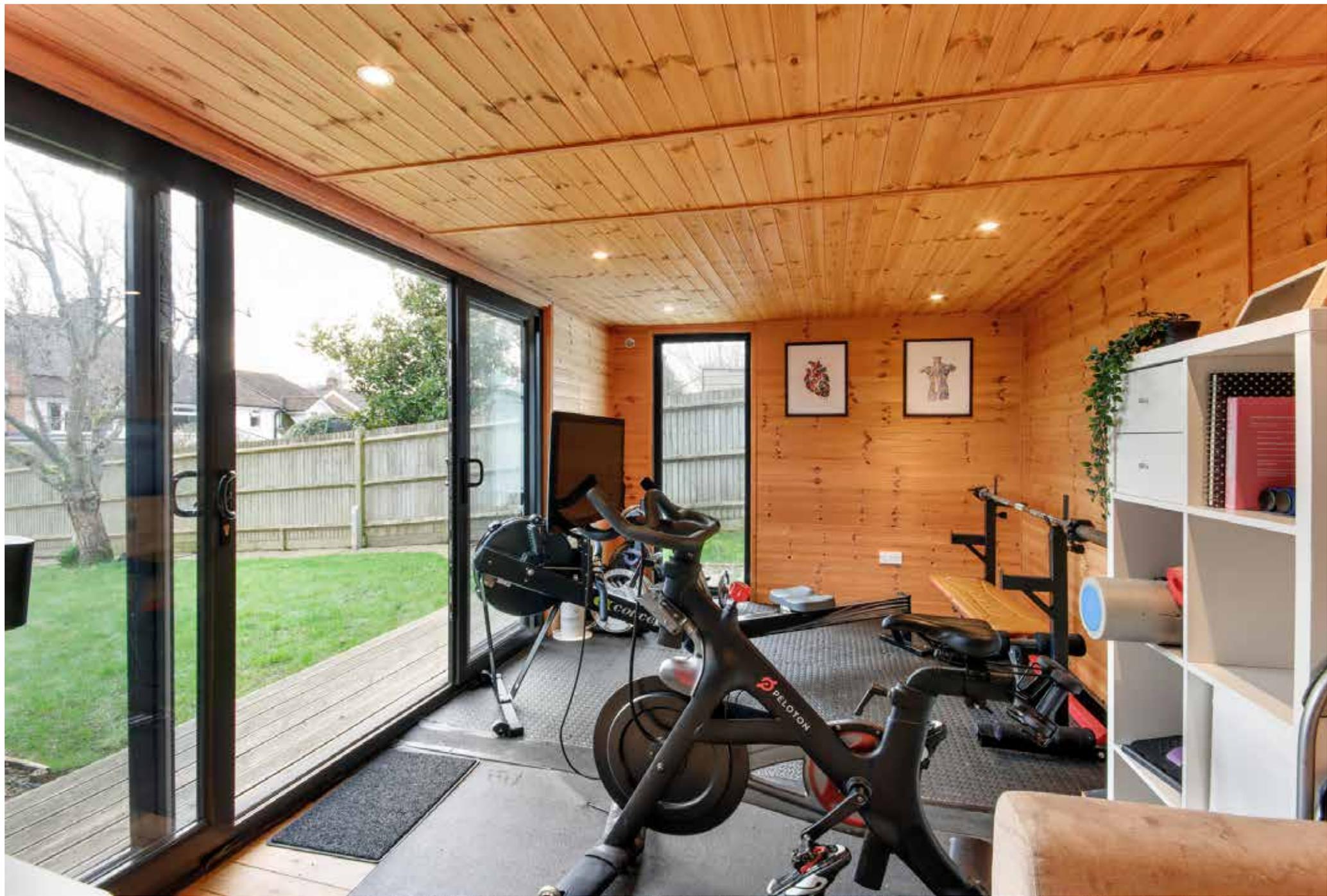
The welcoming entrance hall sets the tone with its herringbone flooring, providing access to all the main living areas. From here, you are drawn into the superb open-plan kitchen, dining and family room, which is ideally designed for modern family living. The kitchen features a range of fitted cabinetry with integrated appliances. From here, French doors open onto the rear terrace and garden. Next to the kitchen is a useful utility room with space for laundry appliances.

Additionally, on the ground floor is a well-proportioned bedroom with fitted cupboards and a stylish family bathroom featuring underfloor heating, a freestanding roll-top bath, separate shower and a convenient separate W/C. A further reception room with fitted storage cupboards provides excellent flexibility, making it an ideal playroom, snug or home office.











1ST FLOOR, GARDEN & LOCATION

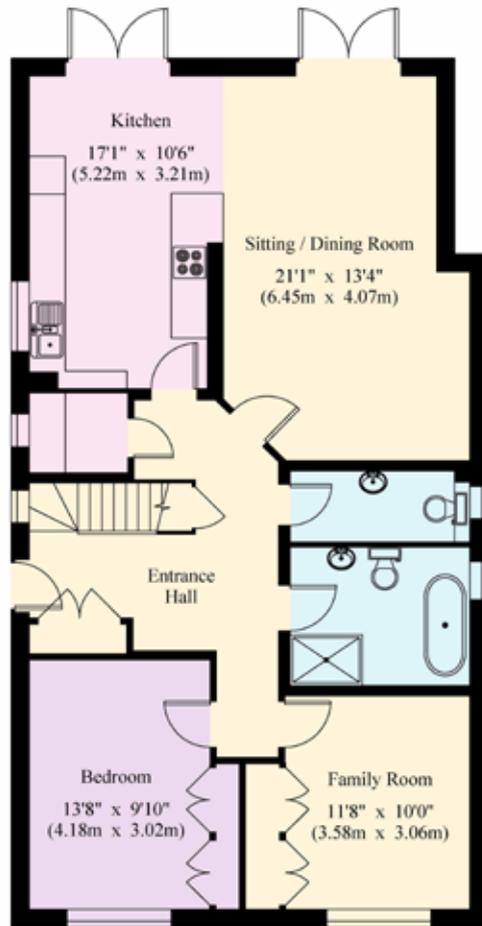
Upstairs, the first floor features a generous landing area with useful eaves storage and serves three well-proportioned bedrooms, all of which share a modern family bathroom with underfloor heating.

Outside, the West facing garden is a real highlight. A large terrace provides a generous seating area, ideal for al fresco dining, and features a pergola. Steps lead to a lawn bordered by mature trees and close-board fencing. At the rear of the garden, the current vendors have added a fully insulated garden studio, complete with lighting, power, Wi-Fi and bi-fold doors. Currently used as a gym, this versatile space could also serve as a home office, teenagers' den or creative workspace. To the front, the property benefits from driveway parking and side access.

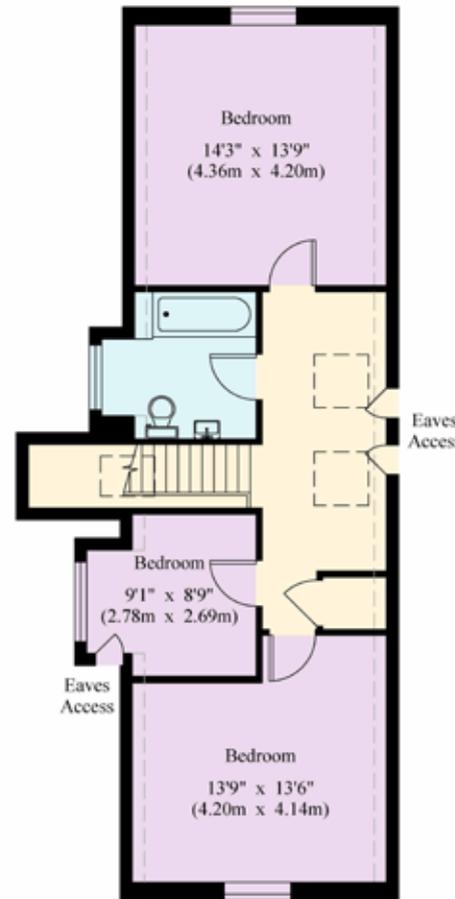


Seal has an excellent range of local facilities including a village store, clothes shop, Italian cafe and award-winning butcher. There is also the village library and The Five Bells public house. There are primary schools in Seal, Stone Street and Kemsing and secondary schools including two grammar annexes and Trinity Schools. Further highly regarded gramars are available in Tonbridge and Tunbridge Wells.





Ground Floor

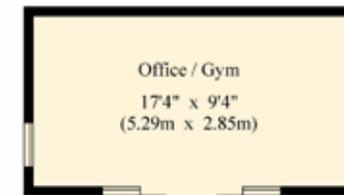


First Floor

Sunningdale, Seal



House -
Gross Internal Area : 166.2 sq.m (1788 sq.ft.)
Office / Gym -
Gross Internal Area : 15.1 sq.m (162 sq.ft.)



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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.

(Including Basement / Loft Room)
 Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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