



Main Road

Sundridge, Sevenoaks, Kent, TN14 6EQ

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A stylish and charming end of terrace character cottage with a large south facing garden, located in Sundridge Village a short walk from the school and village amenities and within 3 miles of Sevenoaks town.

- 2/3 bedrooms
- End of terrace
- Large garden studio
- Beautifully presented
- Wealth of period features
- 2.6 miles to Sevenoaks Station
- 125 ft south facing garden
- Village location

PROPERTY

A charming former Miller's cottage, built in circa 1835 with a wealth of period features throughout including exposed beams and original fireplaces, located in the historic village of Sundridge, surrounded by beautiful countryside. The cottage has been renovated by the current owner and offers a stylish modern finish throughout.

The entrance door opens into a large reception room which features exposed beams and an attractive fireplace with wood burning stove. At the rear of this space is a dining area with an opening to the kitchen and stairs to the first floor. The kitchen overlooks the back garden and is fitted with a range of bespoke solid oak in-frame units with solid oak worktops and a butler sink. A stable door leads out to the garden and there is an adjoining utility room. There is a further reception room on the ground floor which can be used as a 3rd bedroom, leading



through to the family bathroom. This is finished in a period style with engraved marble tiled flooring and a traditional white suite including roll top bath with shower over and glass screen, pedestal basin and WC.

Upstairs the first floor landing leads to two good sized bedrooms. The master bedroom is a large double room which enjoys views across the road to Sundridge Mill Pond and has access to eaves storage. The rear bedroom enjoys a pleasant outlook across the back garden.

The property benefits from double glazed windows with mains gas central heating and a modern combi boiler.

OUTSIDE

The property is set behind a picket fence with a tiered front garden that features some attractive planting and a Silver Birch providing screening. A set of steps leads up to the front entrance with a gate on the left offering particularly wide side access to the rear.

The delightful back garden is south facing and is approximately 125 feet in length. It has been lovingly cared for and provides plenty of space for children to play or to sit and enjoy the sunshine. A small patio to the immediate rear of the house has direct access from the kitchen and wraps down the side. There is a good sized area of lawn and borders filled with a variety of plants and shrubs and a number of fruit trees offering a stunning variety of colour. A summer house with power and lighting is currently used as an artist's studio and would make an excellent home office. Double doors lead out onto a sandstone patio which provides a wonderful spot for al fresco entertaining with an ornamental pond providing further interest. At the very rear is a handy storage shed and 4 raised vegetable beds. There are countless countryside walks in the area to explore and on-road parking is available in a lay-by close to the property.



LOCATION

The property is situated in a semi-rural location, close to the heart of Sundridge, which is a sought-after village that lies within the Kent Downs Area of Outstanding Natural Beauty. Local amenities include a village shop/post office, a village school, a park and a great pub.

The charming market town of Westerham is 2.5 miles to the West offering a wealth of cafes, boutique shops, pubs, restaurants and even a local vineyard and brewery. The larger town of Sevenoaks is 3 miles away and has an even wider array of shopping and leisure facilities including the Stag Theatre and cinema and Sevenoaks leisure centre with swimming pool and fitness suite.

For those commuting into the city, Sevenoaks mainline station (fast rail services to London Bridge, London Charing Cross, Waterloo East and London Cannon Street) is just 2.6 miles away. The M25/A21 (junction 5) is close by at the Chevening interchange and gives access to the major motorway network, Gatwick and Heathrow airports, Channel Tunnel and the south coast.

There is an excellent range of educational facilities in both the state and private sectors including Sundridge, Riverhead Infants, Amherst and Ide Hill primary schools. A selection of grammar and comprehensive schools in Sevenoaks, Tonbridge and Tunbridge Wells. Preparatory schools in Sevenoaks including New Beacon, Granville and Sevenoaks and Radnor House in Sundridge itself.

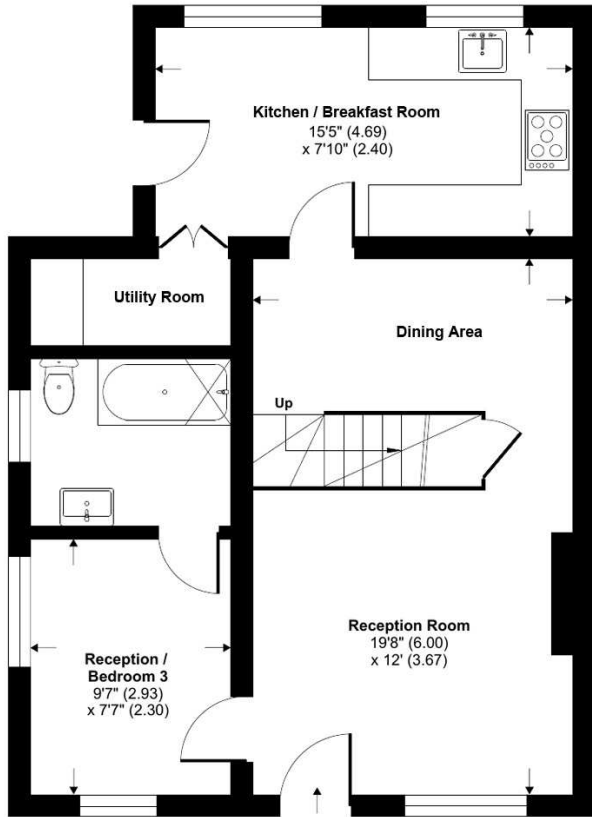
The area boasts an outstanding range of sports and leisure facilities with several fantastic golf courses, an extensive network of bridle paths and foot paths and many other historical places of interest close by including Chartwell, Hever Castle, Emmetts Garden and Knole Park.



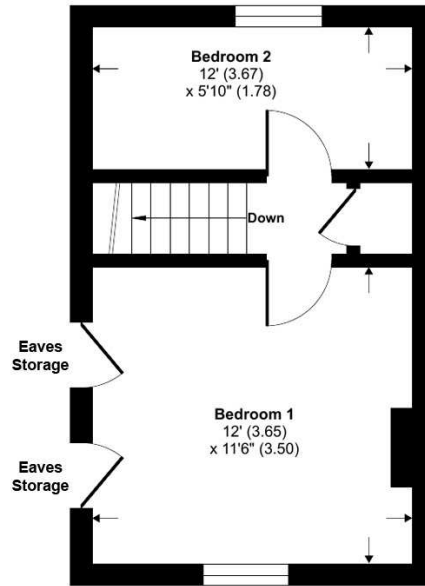


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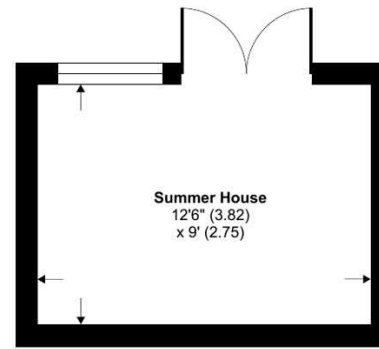
Approximate Area = 791 sq ft / 73.4 sq m
Outbuilding = 113 sq ft / 10.4 sq m
Total = 904 sq ft / 83.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



TENURE

Freehold.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

RETRICCTIONS

The property is located in a conservation area, AONB and the Green Belt.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Humberts. REF:1158152

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