



## High Street

Seal, Sevenoaks, Kent, TN15 0AL

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CHAIN FREE. A charming character house located on a quiet lane just off Seal High Street, within a short walk of the village amenities. The property benefits from an open plan kitchen-diner, off-road parking and an abundance of period features.

- Chain free
- Terraced house
- 2 bedrooms, 1 bathroom, 2 receptions
- Sought after village location
- Beautiful period features
- Close to amenities
- Off-road parking

### PROPERTY

This attractive period house with elevations of ragstone and timber cladding was formally a stable and hay barn built between 300 - 400 years ago and was converted into 3 residential homes and 1 commercial unit in the 1980s. It is presented in good order with a great deal of character mixed with modern convenience. The stable door entrance opens into a wonderful open plan kitchen-diner with stairs to the first floor straight ahead. The kitchen is fitted with a range of 'shaker' style wall and base units with a laminate worktop and tiled splashback. There is plenty of cupboard space in the kitchen and a handy understairs cupboard. Integrated appliances including an electric oven, 4 ring gas hob, extractor, fridge, freezer, washing machine, tumble dryer and dishwasher.

The master bedroom is located downstairs and is a good sized double room with a fitted wardrobe. The bathroom which is set up as an ensuite to the master bedroom has



been finished in a period style and includes a roll top bath with shower attachment, pedestal wash basin and vanity storage. Adjoining the bathroom, is a separate WC with wall mounted basin. Both the bathroom and WC benefit from cosy underfloor heating.

Upstairs, there is a stunning reception room with vaulted ceilings that is almost 20 feet in length and bathed in natural light thanks to a pretty dormer and 2 large skylight windows. A door leads through to a further bedroom which can accommodate a single bed and study space.

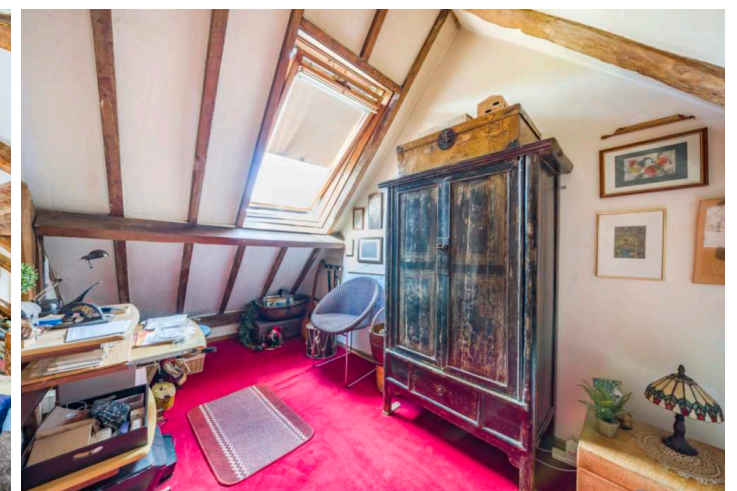
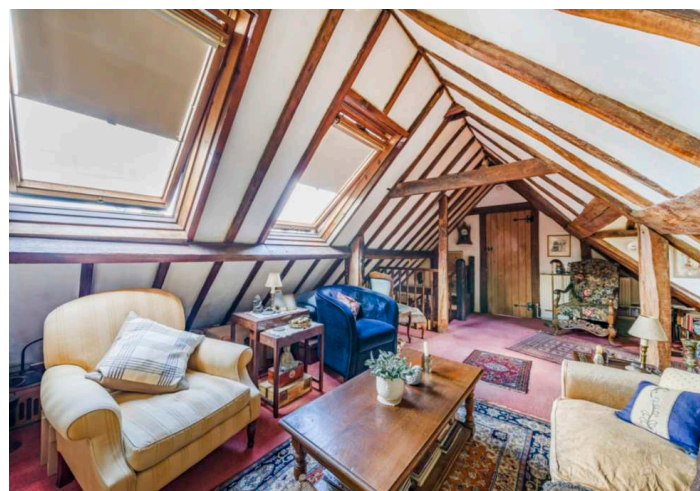
The property benefits from mains gas central heating with a modern combi boiler and the windows are double glazed throughout. There is potential to alter the internal layout to create a fully open plan living / dining / kitchen space downstairs with 2 large bedrooms upstairs. Planning permission was granted for the attached neighbour in 2001 to make such changes and plans can be provided on request.

## OUTSIDE

The house is located on a private lane that leads off of Seal High Street. There is an allocated parking space in a small residents parking area at the end of the lane. There is no formal garden that comes with the property but there is a small patio area to the front which is East facing with space for a small table and chairs and a number of pot plants.

## LOCATION

The property is located in the heart of Seal Village on a quiet lane leading from the High Street. Seal Village has an excellent range of local facilities including a very good general store and award-winning butcher, a popular kebab shop and a pet shop & pet hotel. There is also the village



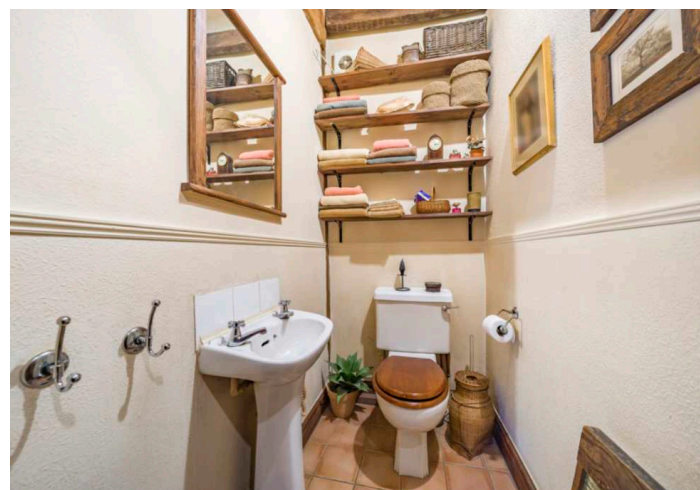
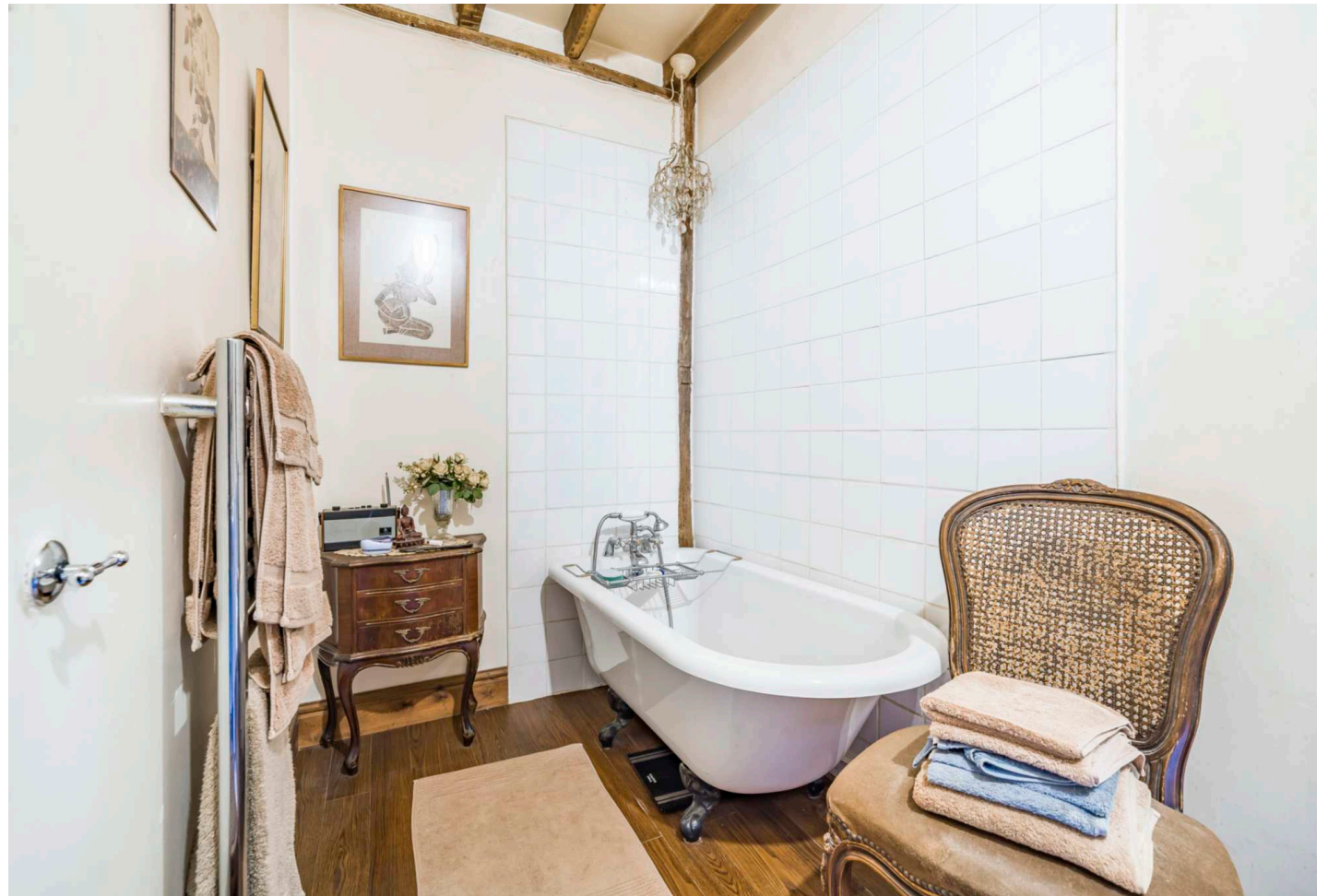
library, The Five Bells public house, Ganga Indian restaurant and an Italian café. Seal recreation ground is a short walk away, which has a Pavilion available for hire, a secure children's playground, football pitches and a wildlife area.

Sevenoaks Town centre (approximately 2 miles away) offers an excellent range of educational, recreational and shopping facilities together with the mainline station (2.5 miles away) serving London Bridge, Cannon Street, Waterloo East and Charing Cross (in as little as 23 minutes). A bus stop for Sevenoaks is just around the corner from the property. Kemsing station, which serves London Victoria, has free parking and is approximately 1.5 miles distant with Otford mainline station, which serves Bromley South and Victoria, about 2.7 miles away.

Access to the M25 (junction 5) and A21 can be found at the Chevening interchange approximately 3.3 miles away which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus, the south coast and the excellent Bluewater shopping centre.

There are a number of other excellent schools in the local vicinity in addition to Seal Primary, including the highly popular Trinity School, Weald of Kent Girls Grammar Annexe and Tunbridge Wells Boys Grammar Annexe.

Further places of interest within the local area include Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place and Sevenoaks Wildlife Reserve among many others.



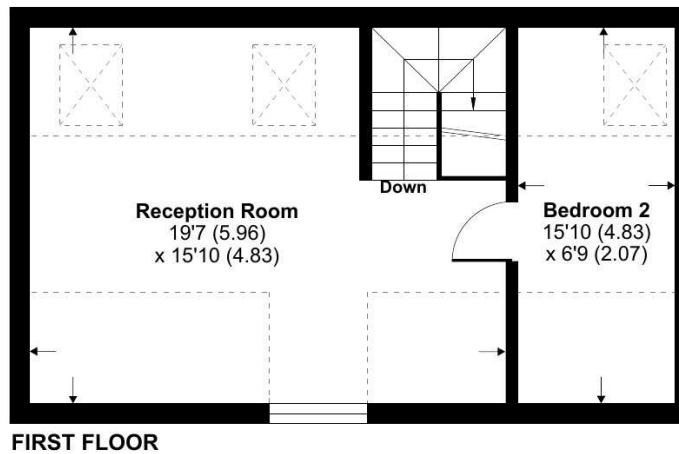
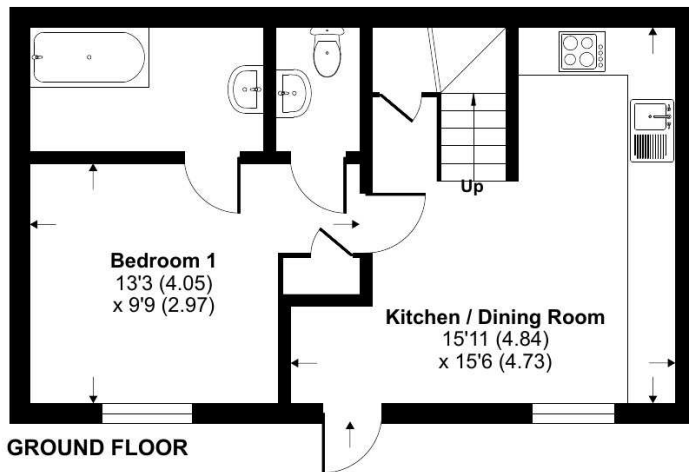


# High Street, Seal, Sevenoaks, TN15

Approximate Area = 603 sq ft / 56 sq m  
Limited Use Area(s) = 223 sq ft / 20.6 sq m  
Total = 826 sq ft / 76.6 sq m  
For identification only - Not to scale



Denotes restricted head height



## TENURE

Freehold.

## RESTRICTIONS

Grade 2 listed.

Conservation area.

AONB.

## SERVICES

All main services are connected.

## ENERGY PERFORMANCE CERTIFICATE

EPC Exempt.

## LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band D.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Humberts. REF: 1180317

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