



An exciting opportunity to purchase a detached house with great potential on a plot in excess of 3 acres.

**£950,000**    **Freehold**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

## Borough Green, Sevenoaks



Bedrooms: 7



Bathrooms: 5



Receptions: 3

- Refurbishment and redevelopment opportunity.
- In excess of 3 acres.
- Under 1 mile to Borough Green Station and Village centre.
- 6.6 miles (approx 20 min, drive) to Sevenoaks Station.
- Conveniently located for M25, M20, M26.
- Stunning rural outlook.
- Located midway between Borough Green & Ightham Primary Schools.
- Well situated for many private and public school bus routes.



Set in over 3 acres, Waterside Cottage is offered to the market for the first time since its construction by the family of the current owners over 40 years ago. The property provides substantial and flexible accommodation, together with the opportunity to modernise, refurbish and extend the property, subject to the usual planning consents.

### ACCOMMODATION:

The main family home offers accommodation arranged over three floors, with a self-contained annexe attached to the main house. This flexible arrangement offers scope to incorporate the annexe into the main home or retain as a separate dwelling.

### OUTSIDE:

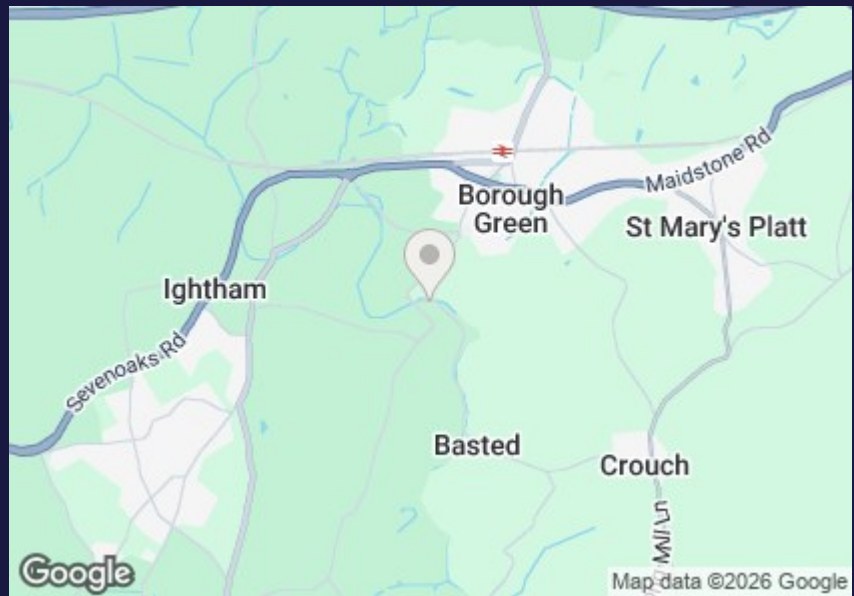
The outbuildings include a garage, stabling and a variety of sheds, all with great potential. The gardens feature a swimming pool and koi pond. The land is fenced and currently divided into two paddocks, having previously been used for grazing horses, sheep and goats. There is also a chicken run.

### NOTES:

A planning appraisal is available on request, detailing the sites redevelopment potential.

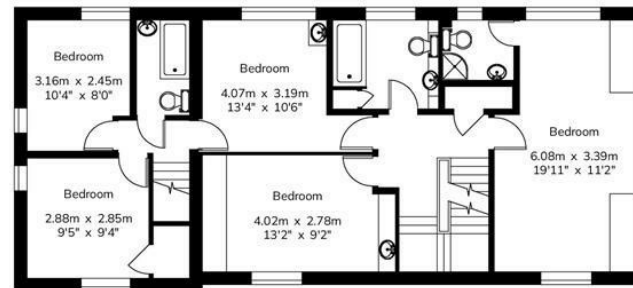
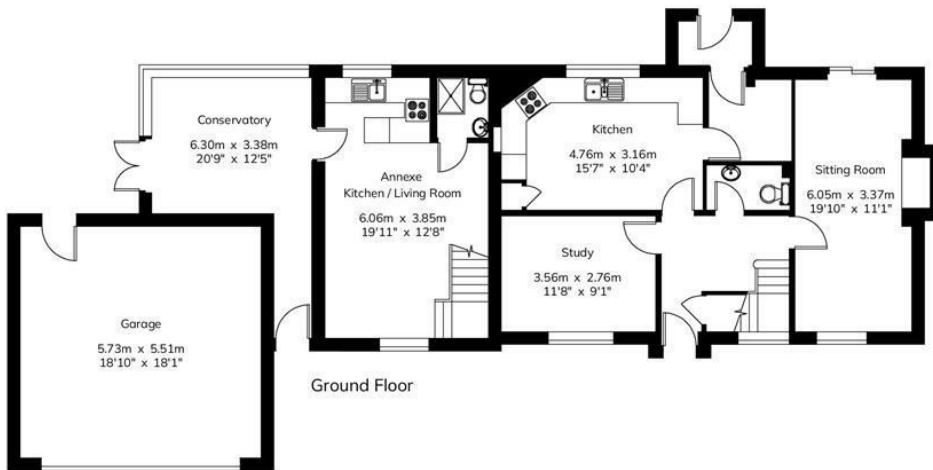
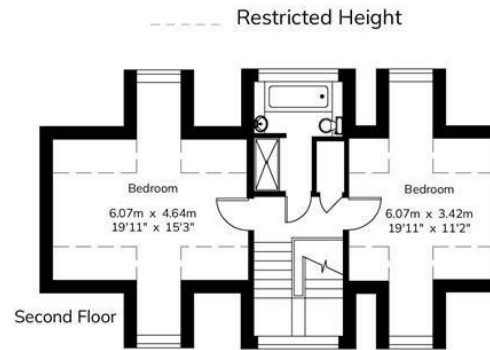
Covenant: The property is subject to restrictive covenants which prevent new buildings from being constructed on the property and require that the property is only used as a single private dwelling. Further information available on request.





House - Gross Internal Area : 239.7 sq.m (2580 sq.ft.)

Garage - Gross Internal Area : 33.2 sq.m (357 sq.ft.)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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