



A charming and beautifully presented period cottage, occupying a tucked away position within the highly desirable and convenient confines of Chipstead Lane. A short distance from the delightful Chipstead Common and within easy reach of the sought after Riverhead and Amherst Schools (0.5 miles) the cottage is also within easy reach of the doorstep amenities and shops of Riverhead including Malabar coffee house and the convenience store (Londis 0.1miles), while the Tesco superstore is just 0.6 miles away. A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, including fast and frequent mainline rail links to London Bridge / Charing Cross from Sevenoaks station (0.9 miles) in less than thirty minutes.

Beautifully presented and recently renovated throughout, the ground floor of the cottage currently comprises a sitting room with feature wood burner and bespoke alcove comprising storage cupboard and shelving above, kitchen with shaker style units and laminate worktop as well as integrated appliances. The first floor benefits from a spacious master bedroom, shower room and study/office.

Externally there is a communal courtyard providing access between the property and the private walled garden measuring approximately 47 x 38.5 ft which also includes one of the main features of the property, a spacious and recently built garden room measuring over 20 x 11ft. Your internal viewing comes highly recommended to appreciate this excellent home and it's wonderful array of local amenities.

24 Chipstead Lane

Sevenoaks, Kent, TN13 2AG Freehold



Offers In Excess Of £400,000

GROUND FLOOR

SITTING ROOM

Wood floor as laid, external front door, double glazing to front aspect, radiator, bespoke handmade alcove unit and shelving above, real log burner situated in the original fireplace.

KITCHEN

LVT flooring as laid, radiator, double glazing to rear aspect, rear door to external porch that takes you to the communal courtyard, laminate worktops placed with shaker range cupboards and drawers, integrated microwave, fridge/freezer, dishwasher, four burner electric induction hob with overhead extractor unit, understairs handmade bin and handmade cupboard in the stairs.

FIRST FLOOR

LANDING

Carpet as laid, storage cupboard.

BEDROOM ONE

Carpet as laid, radiator, double glazing to front aspect with shutter blinds, bespoke wardrobes in each of the two alcoves, access to loft.

BEDROOM TWO / STUDY

Carpet as laid, radiator, double glazing to rear aspect, with shutter blinds.

SHOWER ROOM

LVT flooring as laid, underfloor heating, tiled walls throughout, wash hand basin with under cupboard, WC, walk in shower with glass screen.

EXTERNALLY

GARDEN

The property benefits from a recently renovated and beautifully presented walled garden with lawn as laid, raised sleeper beds, spacious patio seating area and a recently built 293 sq ft garden studio. The garden is accessible via the communal courtyard via the rear of the property and the available side access.

DETACHED GARDEN STUDIO

Superb contemporary detached garden studio providing almost 300 sq.ft of additional accommodation can be used as a guest suite, home office, gymnasium or the extra reception room it is currently used as. Large double glazed sliding doors to / from the garden, with accompanying double glazed window to front, beautifully finished internally, the studio has attractive wood flooring, inset downlighting and electric wall mounted radiator.

OUTBUILDING

Separated from the property across the rear

courtyard is a terraced outbuilding which is currently fitted out and used as a utility room.

PARKING

There is no allocated parking, however parking is unrestricted along Chipstead Lane to the front of the property



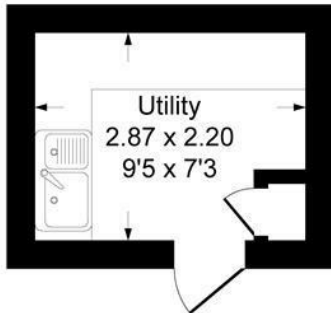


Chipstead Lane, Sevenoaks, Kent, TN13

Approximate Gross Internal Area = 41.2 sq m / 444 sq ft

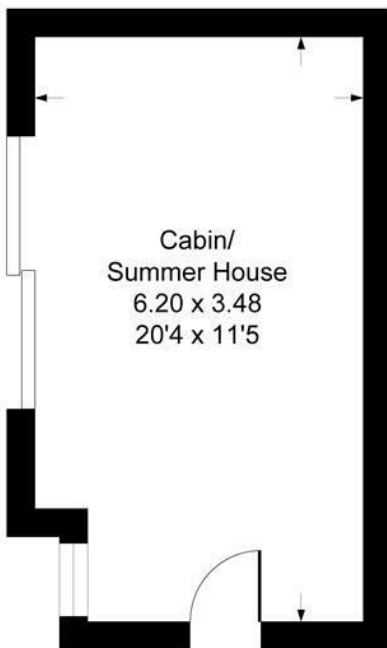
Outbuilding = 27.2 sq m / 293 sq ft

Total = 68.4 sq m / 737 sq ft

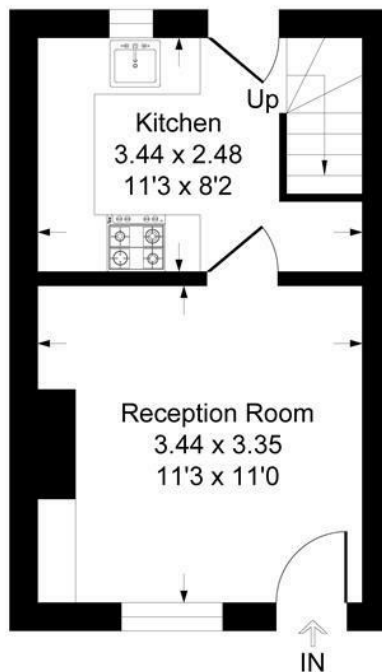


Outbuliding

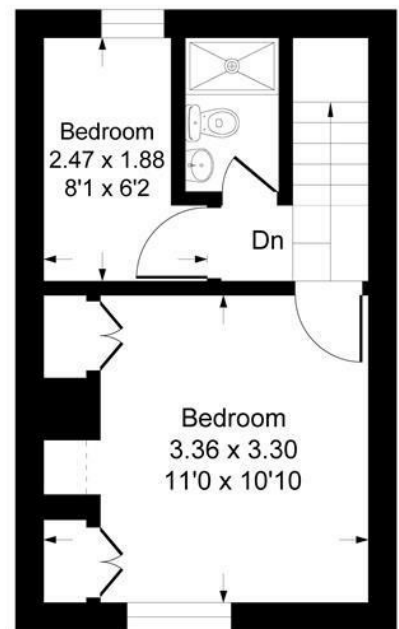
Garden
14.32 x 11.72
47'0 x 38'5
(Approx)



Outbuliding



Ground Floor



First Floor



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.

Produced By Planpix

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