



Forming part of a contemporary mews style setting, located in a semi rural enclave within the sought after village of Seal is this deceptively spacious three double bedroom end-of-terrace family home with double carport. The property is located 0.7 miles walk from the highly regarded Seal Primary School, while the Trinity School site, shared with Tunbridge Wells Boys Grammar and Weald Girls Grammar Schools, is situated just 1.3 miles away. In addition to the local villages stores (0.9 miles) 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 in less than thirty minutes.

Considered to be superbly presented throughout, this contemporary family home provides in excess of 1400 sq.ft of accommodation set over three floors, comprising a welcoming entrance hall with ground floor WC, substantial sitting room providing direct access to the rear garden, kitchen / dining room, two first floor double bedrooms, family bathroom and the second floor master bedroom, complete with en-suite shower room. Externally the property boasts a double carport providing secure undercover parking for two cars as well as a charming low maintenance rear garden. Your internal viewing comes highly recommended in order to fully appreciate this wonderful family home and its unique semi-rural setting.

8 Childsbridge Farm Place

Seal, Sevenoaks, TN15 0FR Freehold



Guide Price £550,000

ENTRANCE HALL

Spacious and welcoming entrance hallway has front entrance door with opaque glazed insert and spyhole, radiator, attractive laminate wood flooring, stairs to first floor landing and doors off to all rooms.

GROUND FLOOR WC

Recently renovated ground floor cloakroom has a heated towel rail, attractively tiled floor, white suite comprising concealed flush WC and wall mounted wash basin with tiled splashback.

SITTING ROOM

Substantial reception room has double glazed French doors to rear providing direct access to the garden, two double radiators, fitted carpet, points for satellite, TV, FM and telephone, glazed double doors provide access to/from the kitchen / dining room.

KITCHEN / DINING ROOM

Dual aspect kitchen / dining room has double glazed window to front as well as matching high level double glazed window to side, radiator, inset downlighting, localised wall tiling, points for TV and telephone. The kitchen area comprises an extensive series of matching wall and base units set with granite work surfaces incorporating a one and a half bowl stainless steel sink unit. Integrated appliances include the dishwasher, fridge over freezer, double oven with four ring gas hob and overhead extractor, space and plumbing for washing machine. Wall mounted "Worcester" boiler concealed behind matching unit front, open space for dining table and chairs, return door to entrance hall.

FIRST FLOOR LANDING

Double glazed window to front, double radiator, fitted carpet, return staircase to second floor, door to airing cupboard housing hot water cylinder and doors to all rooms.

BEDROOM TWO

Spacious double bedroom with six double glazed velux style windows to rear (each with bespoke fitted blinds) double radiator, fitted carpet and door to built in storage closet.

BEDROOM THREE

Double bedroom has double glazed door to front complete with contemporary glazed Juliet style balcony, radiator, fitted carpet and door to built in storage closet / wardrobe.

FAMILY BATHROOM

Opaque double glazed window to side, heated towel rail, attractive wood flooring, inset downlighting, shaver point and localised wall tiling. White suite comprising panel bath with central mixer tap and handheld shower attachment, close coupled WC and wash basin with integrated storage cupboards beneath.

SECOND FLOOR LANDING

Access hatch to loft, fitted carpet, door providing access to master bedroom.

MASTER BEDROOM

Double bedroom with twin velux style windows to side elevation (each with bespoke integrated blinds), double radiator, doors to built in double wardrobe with additional eaves storage depth. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Recently renovated, the well appointed en-suite shower room has a heated towel rail, inset downlighting, attractive laminate wood flooring and localised wall tiling. Modern white suite comprises an oversized shower cubicle with both a rainforest shower head and separate handheld attachment, low level WC and wash basin with integrated storage drawers beneath.

GARAGING / PARKING

The property benefits from having a double open car barn providing secure covered parking for two vehicles, located adjacent in front of and visible from the property. In addition there is visitor parking available and an EV charger on the side of the property for electric charging.

GARDEN

Delightful rear garden is designed for ease of maintenance, set within a neatly fenced perimeter with rear pedestrian access gate. The paved patio terrace is ideal for sitting out and entertaining, while the artificial lawned area boasts well established flower and shrub borders providing colour and definition.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band E





Childsbridge Farm Place, Seal, Seal, Sevenoaks, Kent, TN15

Approximate Gross Internal Area 130.4 sq m / 1405 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.
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