



The Oast House

Chart Farm, Seal Chart, Sevenoaks, Kent

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& PARKER**

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An attractive double roundel Oast house set in an idyllic location in the hamlet of Seal Chart

The property

The property has ample parking and is approached down a short driveway from the country lane that gives access to the property. The main entrance opens into the middle of the house where the downstairs is part divided into two parts. With a set of stairs leading up to the living space on the first floor, there is substantial space and versatility for a busy family including a large lofted living room with modern wood burner; cool in summer yet lovely and warm in the winter. This leads into the two roundels at the north end of the house, one with a large, light and bright dining room and the second holding a modern, fully fitted kitchen with central island. There is a doorway out onto the property's west facing sun terrace overlooking the garden and swimming pool, ideal for al fresco dining and evening drinks.

At the south end of the house a large office/library space leads through to a guest suite at the end of the house, this includes lofted bedroom and en suite bathroom alongside a well sized storeroom/walk in wardrobe.

On the ground floor the sitting room/snug leading to a pair of double bedrooms, one with an en suite bathroom storage and the other with use of a family bathroom.

Both bedrooms also have their own access out to the garden. At the other end of the house sits a large double bedroom and the principal suite with double

bedroom in the west facing roundel alongside a large dressing room and en suite bathroom. A rear door leads towards the laundry room and garage.

Outside

In the garden and looking towards the swimming pool sits a modern cabin with separate shower room and large storage area. This provides flexible accommodation ideal for either a home office, annex room or gym, entertainment space or studio. The garden then circles the house on the western side and includes a large swimming pool. In total about 0.57 acres.

Floorplans

Main House internal area 3,704 sq ft (344 sq m)
Outbuilding internal area 936 sq ft (87 sq m)
Total internal area 4,640 sq ft (431 sq m)

Directions

TN15 OES - What 3 Words ///tolls.occurs.bunch

General

Tenure: Freehold

Local Authority: Sevenoaks District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: F

Guide Price: £1,998,000



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