



14 Childsbridge Way
Seal, Sevenoaks, Kent

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& PARKER
BNP PARIBAS GROUP

A deceptively spacious chalet style bungalow in a desirable setting.

A double-fronted and sensitively-extended family home providing quality fixtures and fittings, elegant décor and a wealth of wooden flooring, located in a no-through-road near to the heart of a sought-after village.



**2 RECEPTION
ROOMS**



4 BEDROOMS



1 BATHROOMS



DRIVEWAY



GARDEN



FREEHOLD



VILLAGE



1282 SQ FT



**GUIDE PRICE
850,000**



The property

14 Childsbridge Way is an attractive, detached, double-fronted, rendered property, sensitively extended to offer almost 1,300 sq ft of light-filled, flexible accommodation arranged predominantly over a single floor but also incorporating a loft conversion. Configured to provide a practical and cohesive living and entertaining environment, the property features an impressive kitchen/dining room, quality fixtures and fittings including contemporary sanitaryware, elegant décor and a wealth of exposed wooden flooring throughout.

The accommodation flows from a welcoming reception hall with useful storage, a fitted utility room, stairs rising to the loft conversion, and a family bathroom with bath and separate shower enclosure.

The property includes front and side aspect reception rooms, on one side of the reception hall, both currently configured as bedrooms but suitable for use as further reception rooms if required.

There are two double bedrooms on the other side of the reception hall, one with an en suite cloakroom.

The ground floor accommodation is completed by a lovely dual aspect kitchen/dining room, added by the vendors. It has a range of wall and base units, a large central island with breakfast bar, complementary work surfaces and splashbacks, modern integrated appliances, space for a good-sized table, a part-glazed door to the side aspect and bi-fold doors to the rear terrace and garden beyond.

On the first floor the property provides a vaulted sitting room extending to almost 30 feet in length. It has Velux windows and feature full-height glazing incorporating French doors allowing plenty of natural light.



Outside

The property is approached from a no-through-road onto a block-paved drive providing private parking for multiple vehicles. It gives access to the central storm porch and continues past the side of the property to double gates opening to the rear garden.

The well-maintained enclosed rear garden is laid mainly to raised gently-sloping lawn bordered by well-stocked flower and shrub beds and a generous paved dining area. It features a weatherboarded garden office/studio with wooden flooring, a vaulted ceiling and French doors to the garden. There is a vegetable garden with raised beds, numerous seating areas, a garden store and a gravelled terrace with a raised paved barbecue area, the whole ideal for entertaining and al fresco dining.

Location

Seal village has local shops, restaurants, a library, pub and primary school. A short cut at the end of the no through road leads to Seal recreation ground which has a children's playground, wildlife area and football pitches.

Sevenoaks offers an extensive selection of shops, restaurants, supermarkets (including Waitrose), together with sporting facilities including a leisure centre, golf at Knole and Wildernes, tennis at Hollybush and cricket at The Vine. Transportation links are excellent: the A25 running through Seal gives access to the motorway network via the M26 and M20, and nearby train stations at Bat & Ball, Kemsing, Otford and Sevenoaks (1.7, 2.0, 2.4 and 2.8 miles respectively) offer regular direct links to central London, from the latter in around 30 minutes.

Distances

- Sevenoaks 2.8 miles
- Tonbridge 9.3 miles
- London Gatwick Airport 27.4 miles
- Central London 32.7 miles

Key Locations

- Ightham Mote
- Knole Park
- Penshurst Place & Gardens
- Hever Castle
- Chiddingstone Castle
- Lullingstone Castle & The World Garden
- Emmetts Garden
- Chartwell

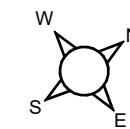
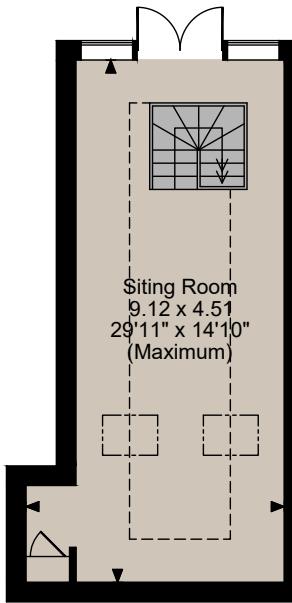
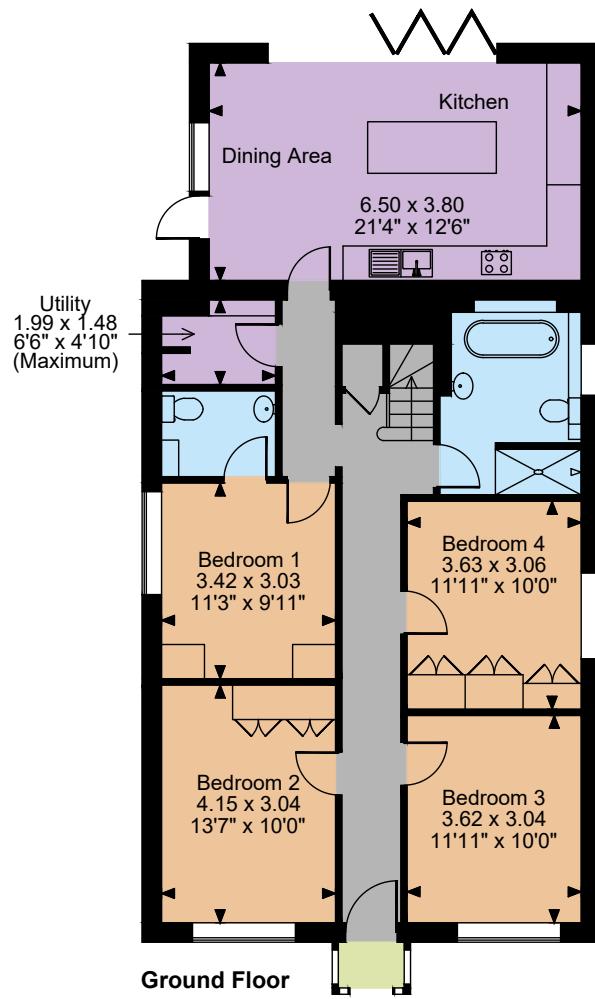
Nearby Schools

- St Michael's Prep
- Walthamstow Hall
- Sevenoaks Prep
- Russell House
- The Granville
- Sevenoaks

Nearby Stations

- Bat & Ball
- Kemsing
- Otford
- Sevenoaks





Floorplans

House internal area 1282 sq ft (119 sq m)
For identification purposes only.

Directions

TN15 0DG

what3words: ///mull.prom.stump - brings you to the driveway

General

Local Authority: Sevenoaks District Council

Services: All mains services are understood to be connected to the property.

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

Council Tax: Band E

EPC Rating: C

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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