












Firtrees
High Street, Seal

A detached six bedroom property with swimming pool located in a desirable area near to Sevenoaks

A handsome part tile-hung family home featuring neutral décor throughout and a wealth of wooden flooring across the ground floor, together combining to provide an elegant and practical living and entertaining environment. It is located at the heart of a sought-after village, near to local amenities and the station.

	3 RECEPTION ROOMS		6 BEDROOMS		3 BATHROOMS
	2 DOUBLE GARAGES		GARDEN		FREEHOLD
	VILLAGE		2,963 SQ FT		GUIDE PRICE £2,250,000



The property

Firtrees is an attractive part tile-hung detached double-fronted property offering almost 3,000 sq ft of flexible accommodation arranged over three light-filled floors. Configured to provide an elegant and practical living and entertaining environment featuring neutral décor throughout and a wealth of wooden flooring across the ground floor, the accommodation flows from a welcoming reception hall with exposed ceiling beams, useful storage and a cloakroom. It includes a spacious sitting room with a large bay window, feature stone fireplace with woodburning stove and full-height glazing incorporating French doors to the rear terrace and generous family and dining rooms, both with full-height glazing incorporating French doors to the rear terrace. The ground floor accommodation is completed by a large kitchen/dining room with feature flagstone flooring, a range of wall and base units, complementary wooden and quartz work surfaces and splashbacks, modern integrated appliances, a door to

the side aspect and a dining area with a large bay with space for a sizeable table.

On the first floor the property provides a dual aspect principal bedroom with a fitted dressing room and contemporary en suite shower room, two further double bedrooms, both with fitted storage and one with a modern fully-tiled en suite shower room, and a fully-tiled family bathroom with corner bath. The property's three remaining vaulted bedrooms, two inter-connecting, can be found on the second floor, one with a door to generous vaulted storage.



Outside

Screened by mature trees and having plenty of kerb appeal, the property is approached through double wooden gates over a tarmac driveway and forecourt providing private parking and giving access to the property's two detached double garages, one with an adjoining plant room. The generous well-maintained garden to front and rear aspects is laid mainly to lawn bordered by well-stocked flower and shrub beds and to the rear features numerous seating areas, a garden shed, a swimming pool with paved surround and a large wraparound paved terrace. The whole is screened by mature shrubs and trees and is ideal for entertaining and al fresco dining.

Location

Seal village offers comprehensive amenities including local shops and restaurants, a library, pub, recreation ground and primary school. Sevenoaks offers an extensive selection of shops, restaurants, supermarkets including Waitrose, a mainline station with services to central London in around 30 minutes together with leisure and sporting facilities including a leisure centre, golf at Knole and Wildernesse, tennis at Hollybush and cricket at The Vine. The market town of Tonbridge also offers an excellent range of retail and leisure activities. Communications links are excellent: the A25 running through Seal gives easy access to the motorway network via the M26 and M20 and nearby train stations at Bat & Ball (1.3 miles), Kemsing (1.6 miles) and Sevenoaks (2.3 miles) offer regular direct links to central London.



Distances

- Sevenoaks 2.0 miles
- Tonbridge 8.8 miles
- M25 (Junction 5) 4.8 miles
- London Gatwick Airport 25.0 miles
- Central London 34.7 miles

- Chiddingstone Castle
- Lullingstone Castle & The World Garden
- Emmetts Garden
- Chartwell
- Sevenoaks Wildlife Reserve
- Riverhill Himalayan Gardens

Nearby Stations

- Bat & Ball
- Kemsing
- Sevenoaks

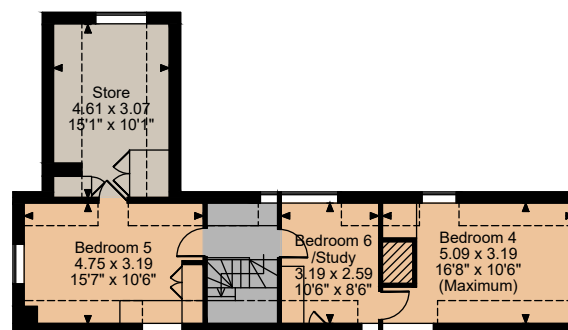
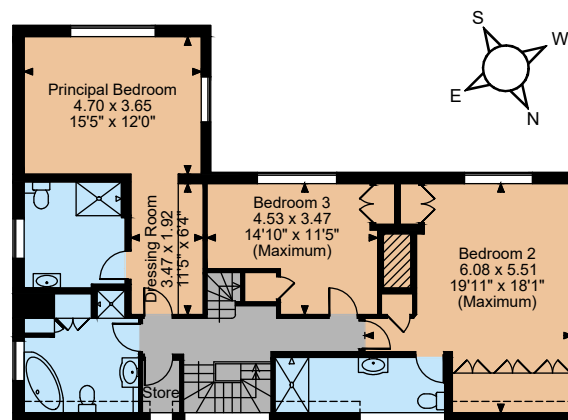
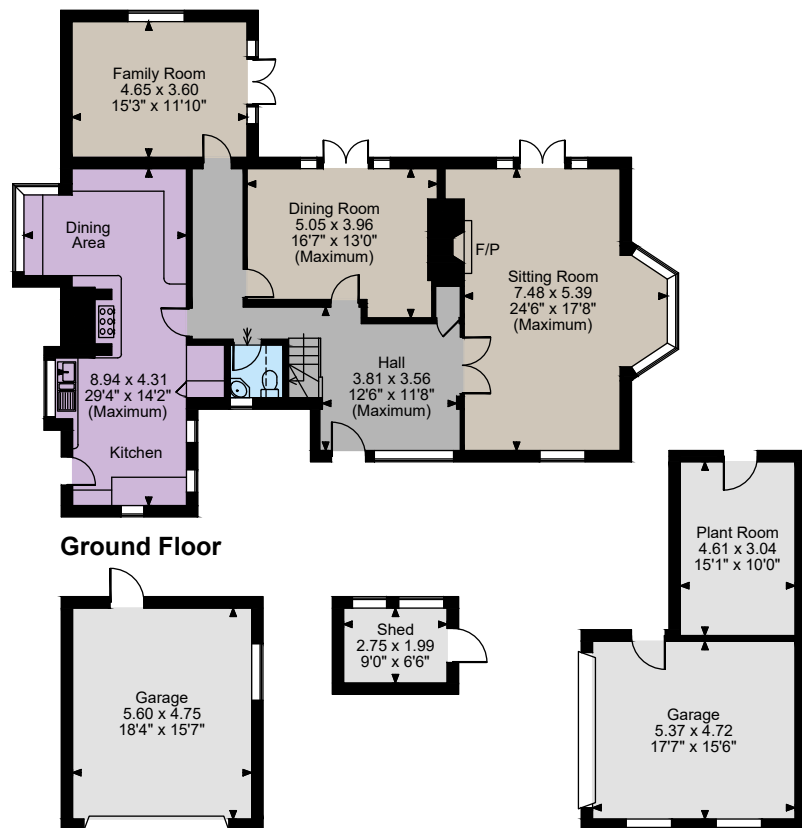
Nearby Schools

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

Key Locations

- Ightham Mote
- Knole Park
- Penshurst Place & Gardens
- Hever Castle





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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,963 sq ft (275 sq m)

Garages internal area 559 sq ft (52 sq m)

Outbuildings internal area 210 sq ft (19 sq m)

Total internal area 3,732 sq ft (347 sq m)

For identification purposes only.

Directions

TN15 OAG

what3words: ///gender.copper.nodded - brings you to the driveway

General

Local Authority: Sevenoaks

Services: All mains, including gas

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

Council Tax: Band H

EPC Rating: D

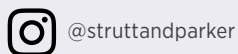
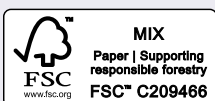
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Sevenoaks

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