



A charming cottage on the edge of Seal village

Childsbridge Lane, Seal, Sevenoaks, Kent, TN15

£1,200 pcm plus fees apply, Unfurnished
Available from 07.03.2020

savills

Charming and characterful cottage • A short walk to Seal High Street • Original features throughout • 0.8 miles to Trinity School and Weald of Kent Grammar • Rear walled garden

About this property

Newly redecorated, this charming period cottage on the edge of Seal village boasts a wealth of character and original features.

Entrance into sitting room with original period floor boards, open feature fireplace with brick surround, two sofas and large under stairs cupboard, perfect for storage. Through to kitchen/breakfast room offering a fitted kitchen and large area for table and chairs. Currently there is a pine table and 6 chairs that can come with the property along with a fitted corner shelf unit. The kitchen offers a 4 ring gas hob with extractor over, an electric oven and built in dishwasher. There is also a washing machine and tumble dryer in a separate utility room to the side. Leading off from the kitchen is the rear door leading out onto the patio garden.

The 1st floor provide 2 double bedrooms, both with stripped pine flooring with the large benefitting from a feature fire surround. There is also the family bathroom fitted with a low level pedestal, wash hand basin and bath with shower over.

Externally the property offers a rear patio with a split level seating area. Parking is on street.

Furnishing

Unfurnished

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.

Telephone: +44 (0) 1732 789 760.





Local Information

Childsbridge Lane is located in the heart of the village of Seal which has a good variety of local village amenities including a Post Office, butcher, library, public houses and various restaurants.

Comprehensive Shopping: Sevenoaks Town Centre (approximately 2.5 miles), Royal Tunbridge Wells and Bluewater Shopping Centre in Dartford.

Mainline Rail Services: Sevenoaks - approximately 32 minutes to Cannon Street/London Bridge/Charing Cross.

Primary Schools: Seal village and various in Sevenoaks, including Sevenoaks CP, St Thomas' RCP, St John's CEP and Lady Boswell's CEP Schools.

Secondary Schools: The Judd Boys Grammar School in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Wildernesse Boys School in Sevenoaks and Sevenoaks Girls School.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School for Girls in Sundridge.

Leisure Facilities: Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks Swimming and Leisure Centre. Cricket and Rugby in the Sevenoaks Vine area.

Motorway Links: The M25 can be accessed at the Chevening interchange which is about 3 miles away linking to other motorway networks and Gatwick and Heathrow Airports.



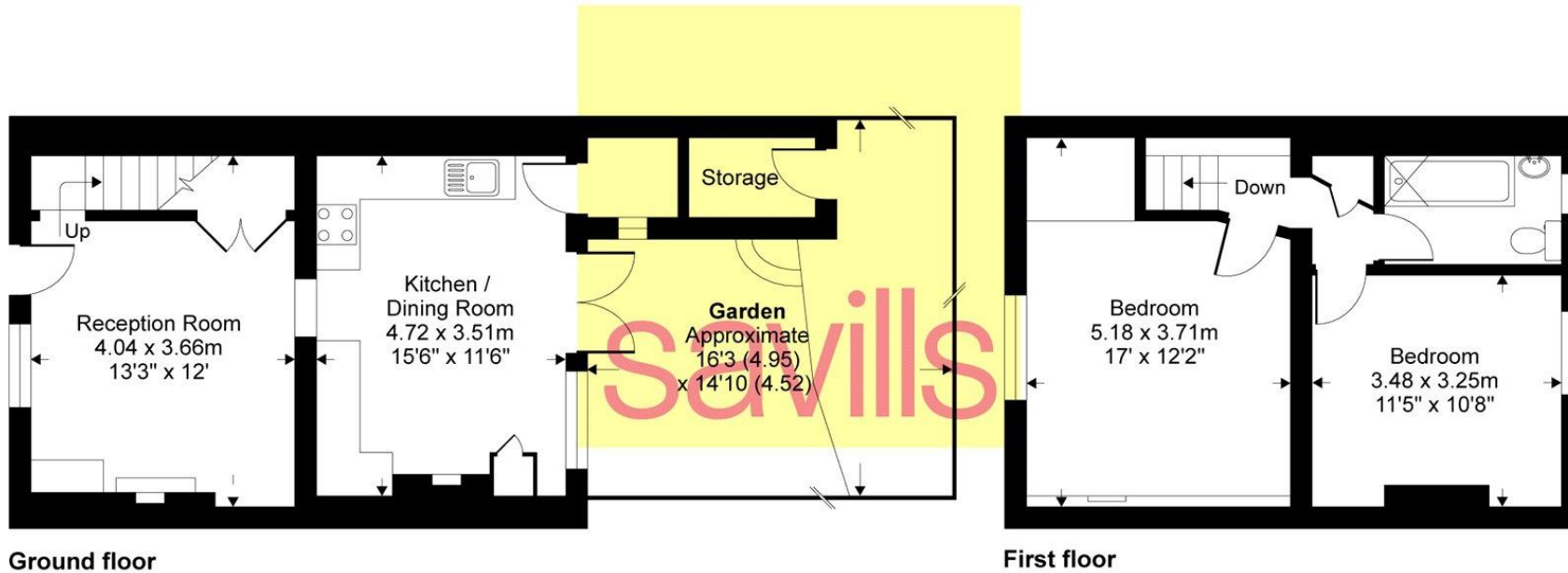
Childsbridge Lane, Seal, Sevenoaks, Kent, TN15
 Gross Internal Area 819 sq ft, 76.1 m²


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Gross internal floor area (approx):
 76 sq m / 819 sq ft (Excludes Storage)
 For Identification only - Not to scale
 Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20200113DNWE

