



# Charming barn conversion with a wealth of character

**Blackhall Place, Blackhall Lane, Sevenoaks, Kent, TN15**

£3,500 pcm plus fees apply, Unfurnished  
Available from 23.11.2019, EPC Rating = D





Charming character property • Edge of the Wildernesse Estate  
• Sevenoaks station approx. 1.3 miles • Attractive ragstone walled gardens • Farmland views • Gardener included

### Local Information

The property is situated in a sought after location within 1.5 miles, by car, from the centre of Sevenoaks town. The property is conveniently placed for Knole Park and other recreational facilities in the local vicinity including golf at Wildernesse and Knole, Sevenoaks Leisure Centre, cricket at The Vine and Sevenoaks Rugby Club.

Comprehensive Shopping: Sevenoaks (approx. 1.5 miles), Tunbridge Wells and Bluewater in Dartford.

Mainline Rail Services: Sevenoaks to London Cannon Street/Charing Cross.

Primary Schools: St John's CEP, St Thomas' RCP, Sevenoaks Primary and Lady Boswell's CEP Schools.  
Grammar/State Schools: Sevenoaks, Tonbridge & Tunbridge Wells.

Private Schools: Granville, Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area.

The M25 can be accessed at the Chevening interchange which is about 4 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

### About this property

An impressive converted barn with well presented accommodation arranged over two floors. Internally, there are exposed wall and ceiling timbers, oak thumb latch doors, full height arched windows and exposed brick chimney breast. The gardens are a particular feature of the property bound by an attractive ragstone wall. The property is located in a semi rural location with views over countryside and just over a mile from Sevenoaks town by road, although there is a footpath which leads a more direct route to the town.







The striking vaulted entrance hall has an impressive oak staircase rising to the first floor, and leads onto the dining room. From the dining room there are French doors leading to the rear terrace.

The sitting room is a charming room and features brick chimney breast with timber mantle and wood burning stove. There is a dual aspect with full height windows giving views to the front and rear, and bespoke oak fitted cupboards and shelving.

The kitchen/breakfast room has a comprehensive range of wall and base units incorporating a dishwasher and oven with hob above, fridge/freezer and a 5 oven gas AGA. The matt granite work surfaces incorporate a 1½ bowl sink and extends to a provide a breakfast bar. The kitchen has views over the rear garden and benefits from an adjoining utility room fitted with wall and base units and space for appliances.

A well appointed cloakroom completes the ground floor accommodation.

The first floor accommodation is accessed from the impressive vaulted galleried landing.

The master bedroom has a vaulted ceiling and windows to the front. The stylish en suite shower room is well appointed with double width shower cubicle, wash hand basin, W.C and heated ladder towel rail. There are two further bedrooms, both with vaulted ceilings and views over the front or rear gardens.

The family bathroom completes the first floor accommodation and comprises a panelled bath with shower over, pedestal wash hand basin and W.C.

To the front of the property is a driveway providing off road parking, a detached double garage, with power connected, and an adjoining log store. An area of lawn with path leads to the front door and there are a number of flower beds. The delightful ragstone wall enclosed rear garden are a particular feature of the property with well stocked shaped shrub and flower borders flanking a level area of lawn. There is a decked area together with two paved terraces all providing space for al fresco entertaining.

**Local Authority**  
Sevenoaks District Council

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

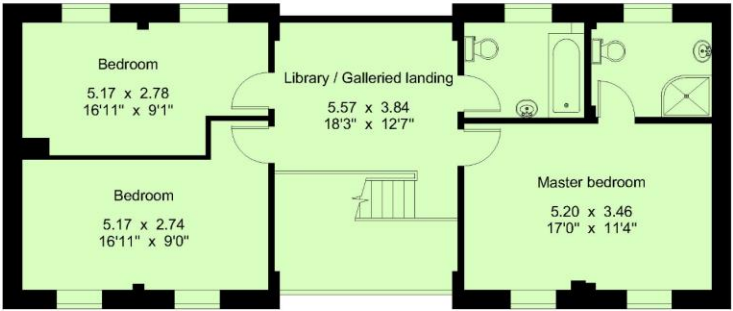




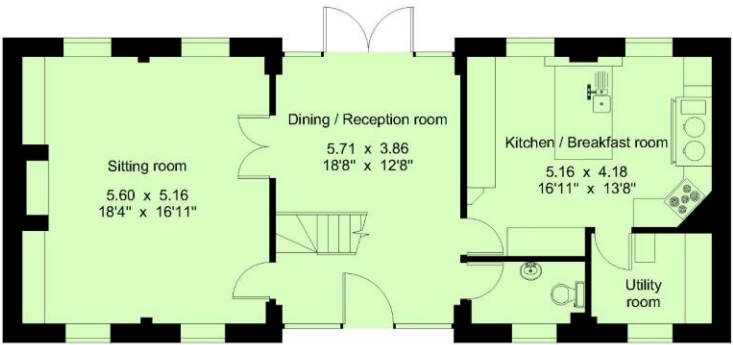
Blackhall Place, Blackhall Lane, Sevenoaks, Kent, TN15  
Gross Internal Area 1745 sq ft, 162.1 m<sup>2</sup>

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Olivia Thomas  
Sevenoaks Lettings  
+44 (0) 1732 789 760  
othomas@savills.com



First floor



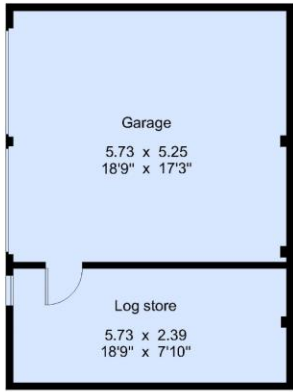
Ground floor


### The Granary, Sevenoaks

Gross internal area (approx.)

- House - 162.2 sq m (1745 sq ft)
- Garage - 45.1 sq m (485 sq ft)

For identification only - Not to scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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. . 20191003MEHE

