



A charming and characterful Grade II listed family home

Church Road, Weald, Sevenoaks, Kent, TN14

Unfurnished. Available from 12/10/2019
£3,250 pcm. Other fees may apply*

savills

A quintessential country farm house • Ideal blend of period and modern style • Features exposed beams throughout • Generously proportioned • Surrounded by stunning rural views • Ample off street parking

Local Information

This charming period home is situated within An Area of Outstanding Natural Beauty & partly within the Metropolitan Greenbelt Area.

Local Shopping: Weald village with village green, village hall, churches, pre-school and primary school, public house and restaurant, a village shop and a garage.

Mainline Rail Services:

Sevenoaks (approx. 3.1 miles) & Hildenborough (approx. 3.3 miles) to Cannon Street/Charing Cross. www.nationalrail.com

About this property

This charming Grade II listed property which has been stylishly renovated and refurbished occupies a delightful rural location within approx. 3 miles from Sevenoaks, schools and the station.

An attractive pitch porch leads to the charming drawing room, featuring an inglenook fireplace with wood burning stove. This room has an outlook to the front and a shelved recess to one side of the fireplace.

Open stud work divides the drawing room from the dining room which also has an outlook to the front and direct access to the rear terrace. The well proportioned family room provides a study area, has views over the garden and a door to the rear garden.

The impressive vaulted kitchen/breakfast room has a comprehensive range of bespoke wall and base cupboards, island unit and dresser unit. Granite

work surfaces incorporate a basin and extends, over the island unit, to provide a breakfast bar. There is space for a range style cooker, fridge freezer, wine fridge, microwave and dishwasher.

Adjoining the kitchen is a spacious utility room with storage and space for appliances. This room has an outlook to the front and direct access to a side terrace. Completing the ground floor is a stylish cloakroom.

Arranged over the 1st floor is the master suite which comprises a bedroom and dressing room both with far reaching views to the south and divided by open stud work, and a stylish en suite shower room.

There are 3 further bedrooms on this floor, one of which has a wardrobe cupboard, and a well appointed family bathroom with separate shower cubicle. The 2nd floor comprises a bedroom and store room.

The house is approached over a gravel drive with electrically operated gates and a turning circle which provides parking. The gardens are predominantly laid to lawn interspersed with trees and shrubs with a mixed hedge running along the perimeter. To the rear is a generous paved terrace providing an ideal area for al fresco entertaining.

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = Exempt

Viewing

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





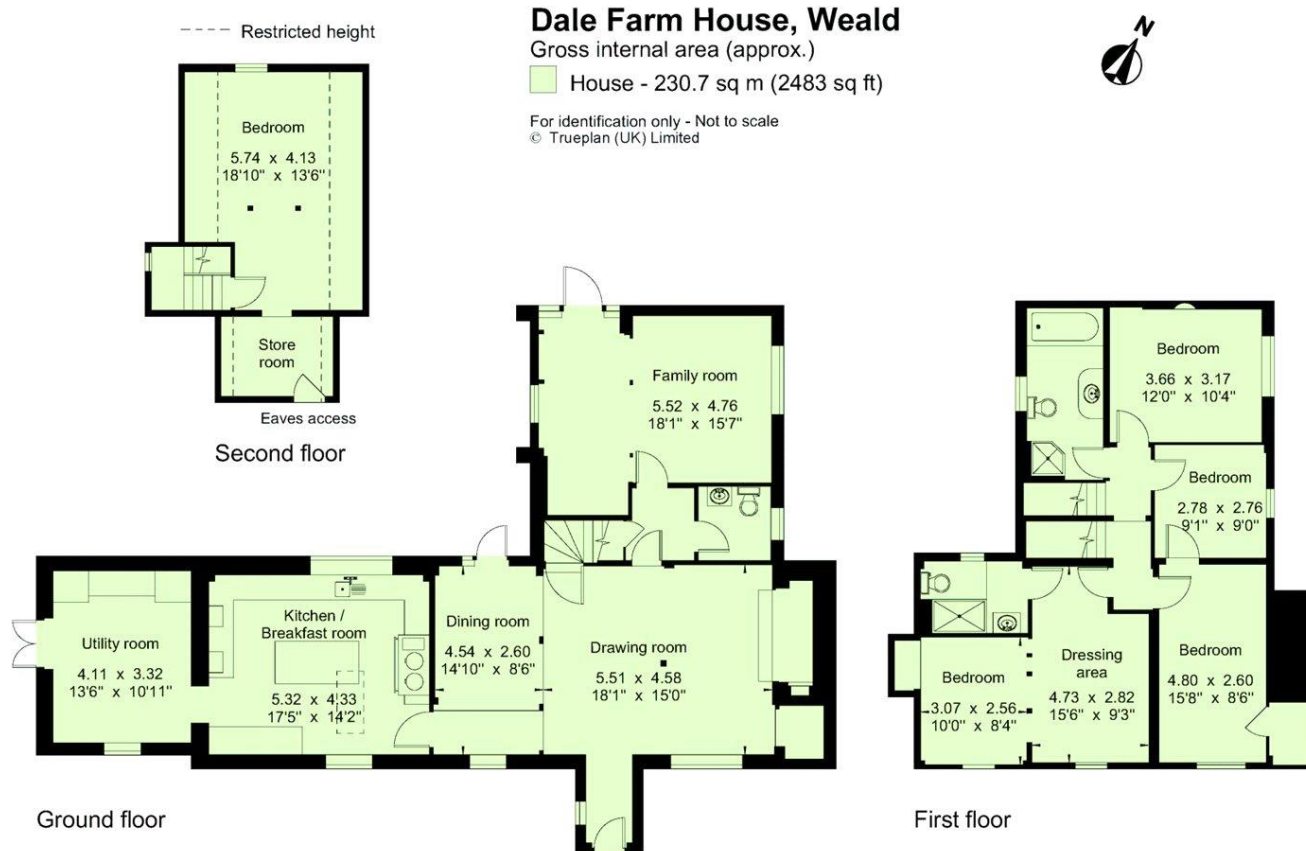
Church Road, Weald, Sevenoaks, Kent, TN14
Gross Internal Area 2483 sq ft, 230.7 m²



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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](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
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