



Attractive family home in the centre of this sought after village.

Six Bells Cottage, Church Road, Seal, Sevenoaks, Kent, TN15 0AU

£500,000 Freehold



- Attractive family home • Stylishly presented throughout
- South facing rear garden • Sought after village location
- Planning permission to extend • Station approx. 2.6 miles

Local Information

Six Bells Cottage is set in the heart of the popular village of Seal, offering local shops and amenities. Sevenoaks High Street is within 2.4 miles and provides a multitude of shops, supermarkets, pubs and restaurants. Sevenoaks station offers an excellent link into London and is located 2.6 miles away.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.

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

Schools: There are many highly regarded state and private schools in the area.

Leisure Facilities: Wildernesse and Knole Golf clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks Sports and Leisure Centre. Cricket, hockey, football and rugby in the Vine area of Sevenoaks.

All distances are approximate.

About this property

Six Bells Cottage is a charming and well-presented family home situated centrally in the popular village of Seal. Features include a modern kitchen, contemporary bathroom suites and planning permission for a single storey rear and side extension.

The reception rooms comprise a sitting room with an attractive fireplace, a dining room/playroom and a conservatory.

The modern and stylish kitchen is fitted with a range of base and wall units, a central free standing island unit and space for appliances, and two large storage cupboards.

Arranged across the first floor are three bedrooms, a nursery/office and a well-appointed family bathroom with separate shower.

Please refer to the floorplans for the full layout and extent of the accommodation.

To the front, the property is enclosed by a picket fence and part ragstone wall, with a side gate providing additional access.

To the rear, the south facing garden is mainly laid to lawn with a paved terrace providing a seating area, and to the perimeter is a high brick wall and wooden fencing panels providing privacy.

Agent Note: Planning permission was granted for a single storey side and rear extension in April 2020. Further details can be seen under Ref: 20/00584/HOUSE.





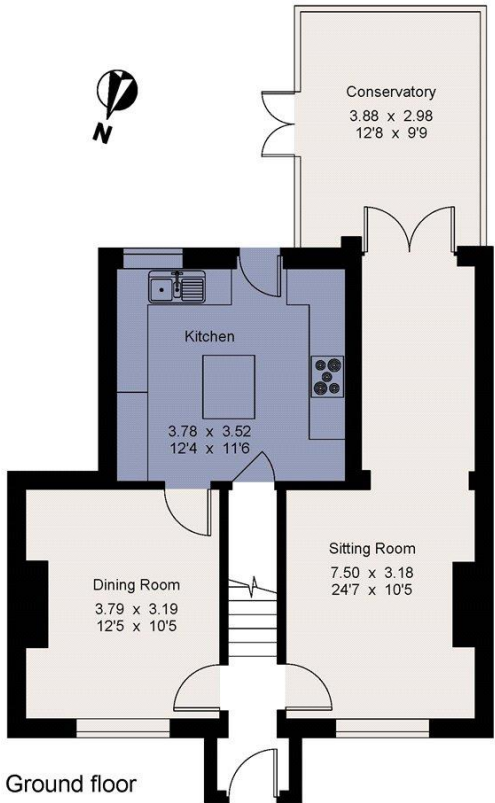
Six Bells Cottage, Church Road, Seal, Sevenoaks, Kent, TN15 0AU
Gross Internal Area 1,233 sq ft / 114.6 m²

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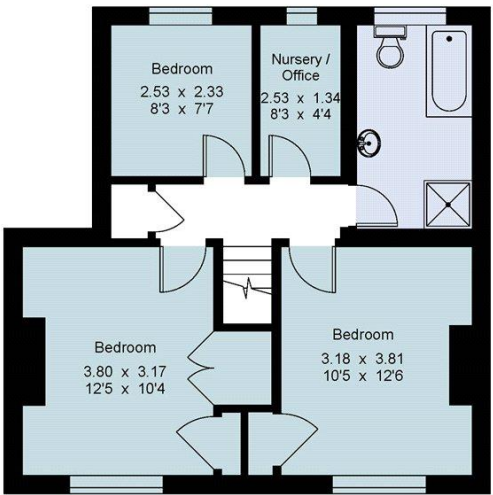
Local Authority
Sevenoaks District Council. Tax Band 'F'

Directions
From Sevenoaks town centre, proceed in a northerly direction along the High Street continuing straight over the Pembroke Road traffic lights. Take the right fork into Seal Hollow Road and proceed for about a mile to the traffic lights on the Seal Road. Turn right towards Seal and turn left on School Lane by the library. Fork right onto Church Road. Six Bells Cottage can be found on the right hand side before Pudding Lane.

Viewings
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.




Six Bells Cottage, Seal
Gross internal area (approx) 114.6 sq m / 1233 sq ft



First floor

For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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