



A CHARMING GRADE II LISTED HOME OF MIXED AGES BENEFITING FROM SECONDARY ACCOMMODATION

SUNNYSIDE COTTAGE, CHURCH ROAD
WEALD, SEVENOAKS, TN14 6LU

Guide Price £960,000, Freehold



SITUATED IN THE POPULAR RURAL VILLAGE OF WEALD

- Attractive rural village location
 - 5 Bedrooms • 2 Bathrooms • 2 Receptions
 - Gardens of about 0.6 acres
 - 1 bed self-contained annexe
 - Double garage and off-street parking
- EPC Rating = Exempt

Situation

- Sunnyside Cottage is located in the popular rural village of Weald, just 3 miles from Sevenoaks & conveniently located for access to the A21.
- Local Shopping: Weald Village with local village shop & public house.
- Comprehensive Shopping: Sevenoaks (3 miles), Tonbridge (6 miles), Tunbridge Wells & Bluewater in Dartford.
- Mainline rail services: Sevenoaks (3 miles) & Hildenborough (3.5 miles) to Cannon Street/Charing Cross/London Bridge.
- Primary Schools: Weald Community Primary School. Various in Hildenborough, Sevenoaks & Tonbridge.
- Secondary Schools: Weald of Kent and Tonbridge Girls' Grammars & Judd Boys Grammar in Tonbridge. Weald of Kent Girls' Grammar, Trinity & Knole Academy in Sevenoaks. Tunbridge Wells Girls', Tunbridge Wells & Skinners Boys' Grammars in Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge, Sackville & Walthamstow Hall Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall & New Beacon Preparatory Schools, Sevenoaks. Fosse Bank, Hildenborough. Somerhill Schools, Hilden Grange & Hilden Oaks, Tonbridge. St Michaels & Russell House, Otford. Radnor House, Sundridge.
- Leisure Facilities: Golf clubs in Sevenoaks include Wildernesse & Knole. Nizels, Hildenborough with a private health/fitness centre. Mountains private health club, Hildenborough. Sevenoaks sports & leisure centre. Cricket, Hockey, Football & Rugby in the Vine area of Sevenoaks.
- The M25 can be accessed via the A21 which links to other motorway networks & Gatwick and Heathrow Airports. Channel Tunnel.

Description

Sunnyside Cottage is a charming Grade II listed semi-detached property of mixed ages set in an elevated position in the popular village of Weald. The property has been extended over the years providing versatile and well-proportioned accommodation with the addition of a useful basement. Features include multi-pane sash windows, oak flooring and exposed wall and ceiling timbers. Also of note is the excellent annexe providing ancillary accommodation. The delightful gardens offer an attractive backdrop and there are views over the surrounding countryside and Weald Church.

- A vestibule with front door opens to a porch with built-in cupboards and access to a cloakroom. A further door opens to the hallway with stairs rising to the first floor, two storage cupboards, exposed wall and ceiling beams and an attractive exposed brick wall.
- The dual aspect sitting room has an outlook to the front and side with wooden shutter, a former front door, together with an open fire with exposed brick surround.
- The light and spacious triple aspect dining room offers wonderful views. There is a sliding oak window shutter and glass double doors lead to the rear terrace and garden.



- The triple aspect kitchen comprises a comprehensive range of wall and base units with built-in fridge, dishwasher drawers and eye level microwave and combi oven with warming drawer. Granite worktops incorporate a double butler sink, 5 ring NEFF induction hob with extractor over and extends to form a breakfast bar. There is also a useful larder cupboard, built-in desk with wooden worktop and shelves over, together with access to the boiler.
- Completing the ground floor accommodation is a spacious utility room with a range of base units, fitted shelves and space for appliances. Worktops incorporate a sink and a stable door provides access to the rear terrace and garden.
- From the dining room, a hatch and fixed step ladder leads to the versatile dual aspect basement which provides ancillary accommodation and has previously served many purposes including a gym, playroom and office.
- From the hallway, stairs rise to the split level first floor landing.
- There are five bedrooms on this floor all with an attractive outlook and wardrobes or storage. Three have wash basins and one has a vaulted ceiling and is served by a well-appointed en suite shower room. Another also has a vaulted ceiling and a high level mezzanine, useful for storage.
- A well-appointed family bathroom completes the accommodation.
- The house is approached over a gated driveway which provides parking for a number of cars and gives access to the double garage with electric up and over doors and a pedestrian door to the side. To the rear of the garage is an attached workshop/implement store, with gardener's W.C. and double doors allowing separate access.
- Within the garden is The Old Cartshed which has been converted to provide excellent secondary accommodation. The accommodation comprises a light and spacious open plan kitchen/sitting/dining room. There is a well-appointed kitchen area, full height windows and three glass doors to the garden. The bedroom is dual aspect and benefits from built-in cupboards and an en suite shower room. Both the bedroom and living area feature vaulted ceilings with exposed ceiling beams.
- There is an attractive front garden laid to lawn with shaped beds and borders, hedging to the boundary and an attractive arbour with climbing planting including clematis. To the rear is a generous brick wall edged terrace providing an ideal area for al fresco dining. Steps lead to the large expanse of lawn which is interspersed with trees and shrubs, under planted with spring bulbs, and has well stocked flower borders. There are external water taps and electricity points by the terrace and garage. There are attractive views around the garden over adjoining farmland and towards Weald Church.

Tenure Freehold

Services Mains drainage, water and electricity. Oil fired central heating.

Outgoings Sevenoaks District Council 01732 227000. House – tax band 'F' rates for 2019/2020 £2,682.14. Annex – tax band 'C' rates for 2019/2020 £1,650.55

Agent note: The property has a flying freehold with the adjoining neighbour.

Directions Proceed southwards out of Sevenoaks on the A225 and turn right into Weald Road which continues into Hubbards Hill. On approaching Weald village, take the right fork at the church into Church Road. Take a right onto a private driveway and Sunnyside can be found on the left with a name plaque on the front of the property.

Viewing Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 2154 sq ft, 200.2 m²

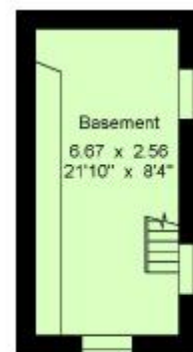
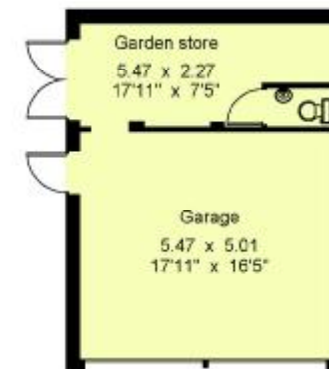
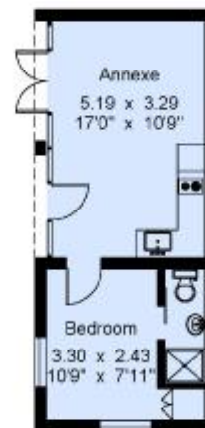
Sunnyside Cottage, Weald

Gross internal area (approx.)

- House - 200.2 sq m (2154 sq ft)
- Annexe - 29.6 sq m (318 sq ft)
- Garage - 41.4 sq m (445 sq ft)

For identification only - Not to scale

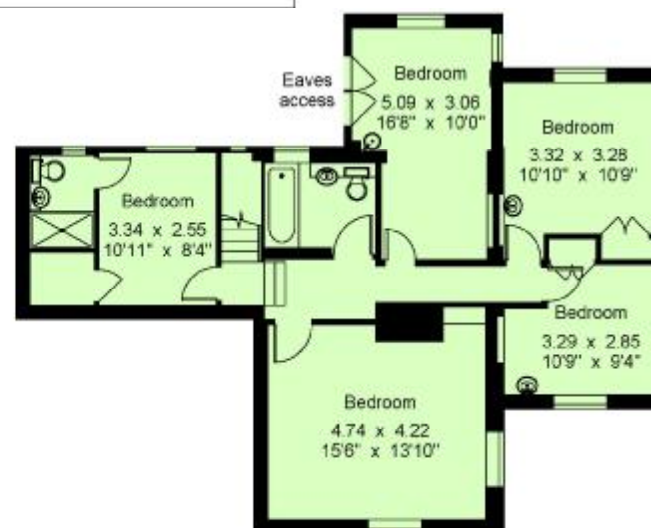
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Lower ground floor



Ground floor



First floor

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