



Attractive family home set within delightful gardens

The Tile House Bessels Green Road, Sevenoaks, Kent TN13 2PS

Freehold

savills

Spacious & versatile accommodation • Riverhead Infants School approx. 0.3 miles • Amherst Junior School approx. 0.4 miles • Sevenoaks station approx. 1.4 miles • Superb gardens & views • Garage & off road parking

Local information

The Tile House is situated on the edge of the popular village of Bessels Green. The adjoining village of Riverhead provides two primary schools, a chemist, butcher, public house, church, library, wine merchants, convenience store, local shops, and a Tesco superstore.

Comprehensive Shopping: Sevenoaks town centre (2.2 miles), Tunbridge Wells (16.3 miles) and Bluewater (15.8 miles).

Mainline Rail Services: Sevenoaks to London Bridge/ Cannon Street/Charing Cross (1.4 miles).

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

Leisure Facilities: Sailing and water sports on Chipstead Lake, tennis at Chipstead village club together with football and cricket clubs. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks Swimming and Leisure Centre. Cricket, hockey, football and rugby in the Sevenoaks Vine area.

Please note all distances are approximate.

About this property

The Tile House is an impressive part tile hung family home, built in 1968, which comes to the market for the first time in over 30 years. Arranged over three floors, the versatile and well-proportioned accommodation offers the incoming purchaser an opportunity to update and renovate to their own requirements. The property is located in an Area of Outstanding Natural Beauty, and is set within delightful established gardens, with countryside views to the rear. Also of note is the detached double garage and ample off road parking.

- There are three well-proportioned reception rooms, all with attractive views over the gardens. The sitting room features a fireplace and has access to the garden and the dining hall benefits from a striking two storied galleried landing.

- The kitchen/breakfast room is fitted with a range of wall and base units and has an integrated dishwasher and a freestanding oven.

- A shower room and utility room complete the ground floor accommodation.

- Arranged over the first floor is the spacious master bedroom with built in wardrobes and a well-appointed en suite bathroom. There are three further bedrooms and a well-appointed shower room.





- Arranged over the second floor are two further bedrooms, one with built-in wardrobes.

- To the front of the property is an area of lawn, interspersed with specimen trees and mature planting.

- The south-facing rear garden is a delightful feature of the house, with superb countryside views beyond. A generous terrace provides an ideal area for alfresco entertaining. The garden is principally laid to lawn, with varied and established planting providing a high degree of privacy and year round interest. There is a charming waterfall, a pond and a garden shed. In total the plot amounts to about 0.33 of an acre.

Directions

Exit the A21 at Sevenoaks onto Westerham Road and continue for approximately 0.5 miles before turning right onto Bessels Green Road. The Tile House will be found after approx. 0.2 of a mile on the right hand side.

Tenure

Freehold

Local Authority

Sevenoaks District Council. Tax Band 'G' £3,046.70

Viewing

Strictly by appointment with Savills

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Gross internal area (approx) 2,943 sq ft 273.4 m²

Savills Sevenoaks
01732 789 700
sevenoaks@savills.com



savills

savills.co.uk

Approximate Area = 273.4 sq m / 2943 sq ft (Including Eaves / Excluding Void)

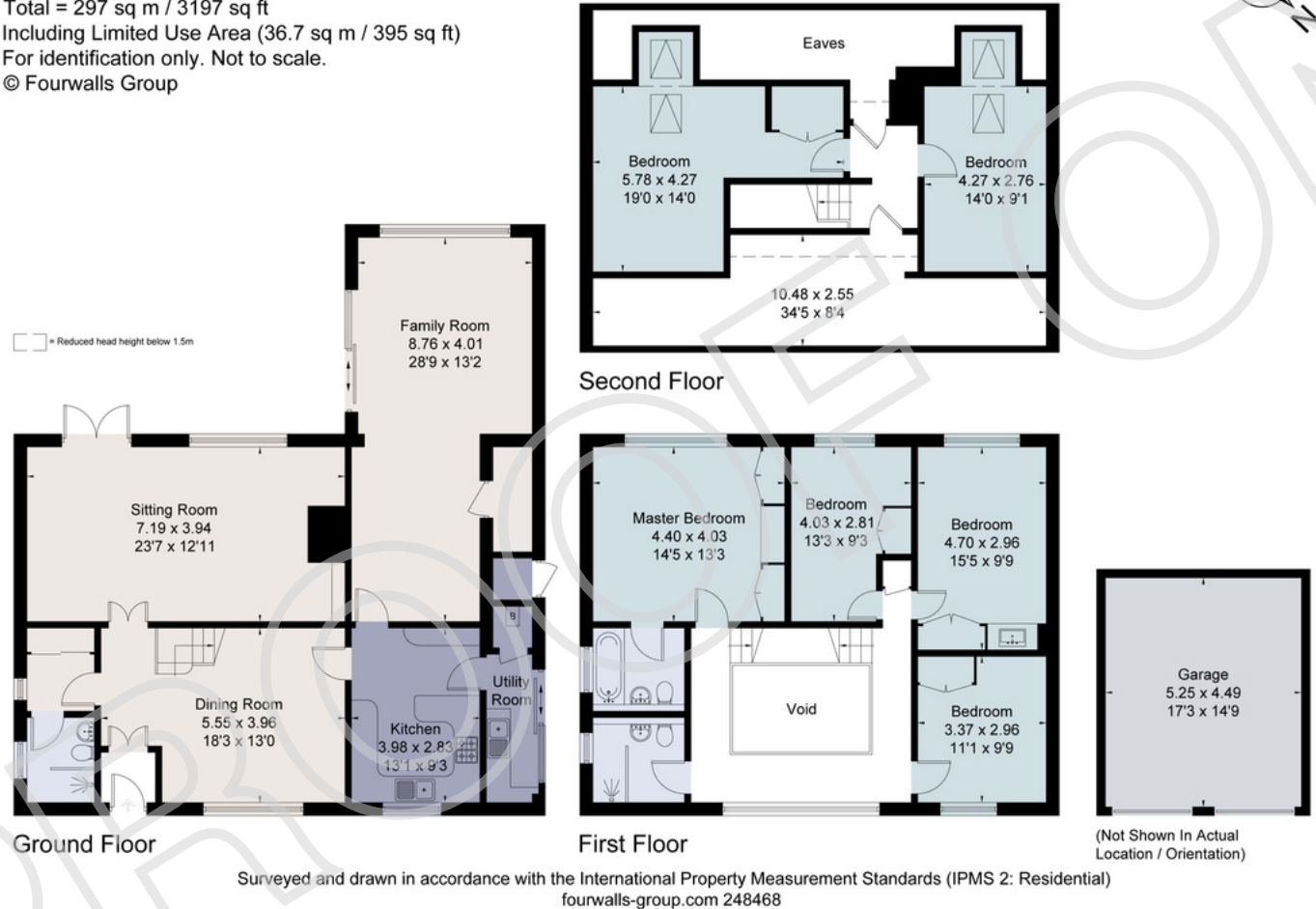
Garage = 23.6 sq m / 254 sq ft

Total = 297 sq m / 3197 sq ft

Including Limited Use Area (36.7 sq m / 395 sq ft)

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

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