



Charming barn conversion with a wealth of character and planning to extend

**Blackhall Place, Blackhall Lane, Sevenoaks, Kent, TN15 0HT**

£1,250,000 Freehold



Charming character property • Sevenoaks 1.5 miles by car  
 • footpath to town • station 1.3 miles  
 • planning for a conservatory and study (19/02393/HOUSE)  
 • edge of the Wildernesse Estate  
 • attractive ragstone walled gardens • farmland views  
 • 0.21 Acres

#### 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 (1.5 miles), Tunbridge Wells and Bluewater.
- 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.

#### About this property

The Granary is an impressive converted barn with well presented accommodation arranged over two floors, with planning permission granted for the construction of single storey rear extension and conversion of garage including new windows and doors (19/02393/HOUSE). 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.

#### Tenure

Freehold

#### Local Authority

Sevenoaks District Council

#### Energy Performance

EPC Rating = D

#### Viewing

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





Blackhall Place, Blackhall Lane, Sevenoaks, Kent, TN15  
Gross Internal Area 1745 sq ft, 162.1 m<sup>2</sup>  
Garage 485 sq ft 45.1 m<sup>2</sup>

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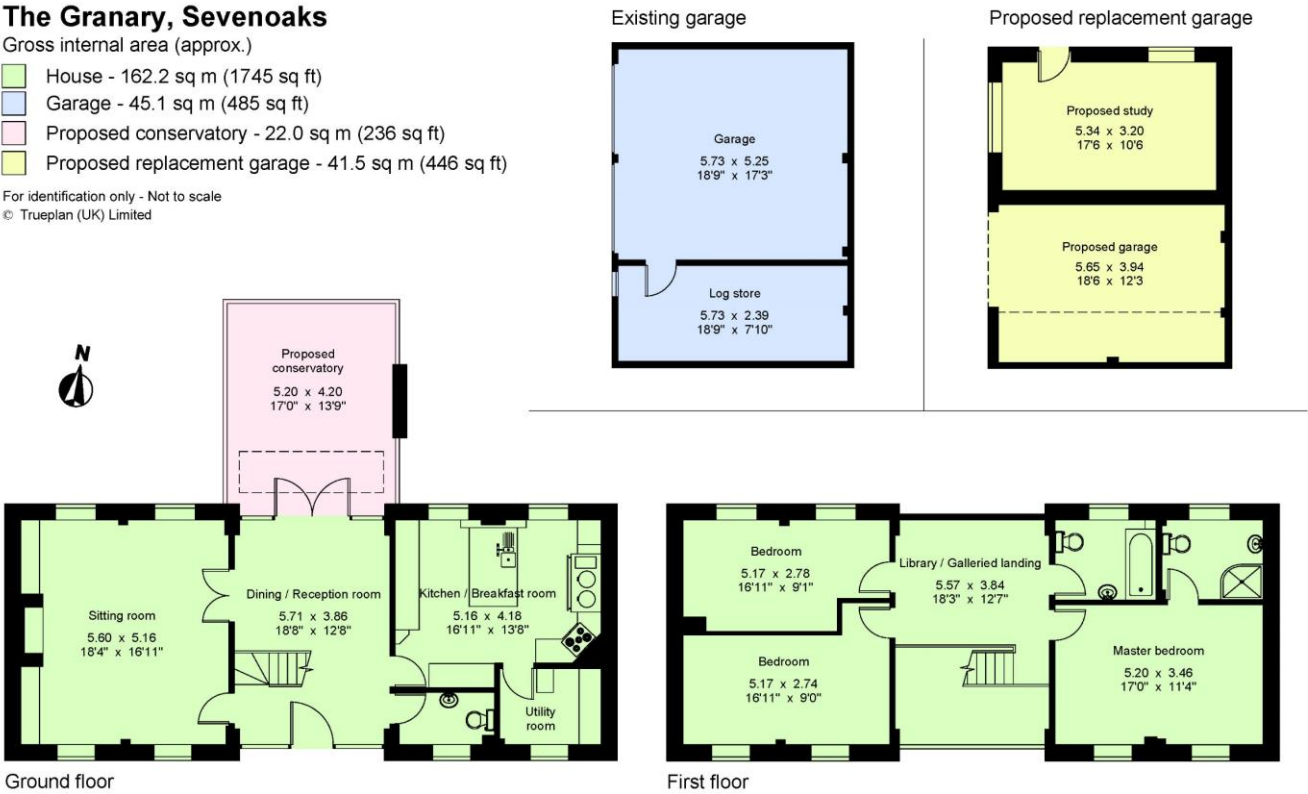


The Granary, Sevenoaks

Gross internal area (approx.)

- House - 162.2 sq m (1745 sq ft)
- Garage - 45.1 sq m (485 sq ft)
- Proposed conservatory - 22.0 sq m (236 sq ft)
- Proposed replacement garage - 41.5 sq m (446 sq ft)

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		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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