



**A MODEST BUNGALOW OFFERING A WONDERFUL OPPORTUNITY TO UPDATE AND REFURBISH, SUBJECT TO THE NECESSARY BUILDING CONSENTS**

WHITE COTTAGE, 8 MAIN ROAD, SUNDRIDGE, KENT, TN14 6EP

**Guide Price £325,000, Freehold**

**savills**



## SET IN A CONVENIENT LOCATION, WITH VIEWS TO THE NORTH DOWNS

Scope to update and refurbish • Well located for road links • Sevenoaks station 2.2 miles • Views towards the North Downs • Rear garden with outbuildings

2 Bedrooms • 1 Bathrooms • 1 Reception rooms

• EPC Rating = E Council Tax = D

### Situation

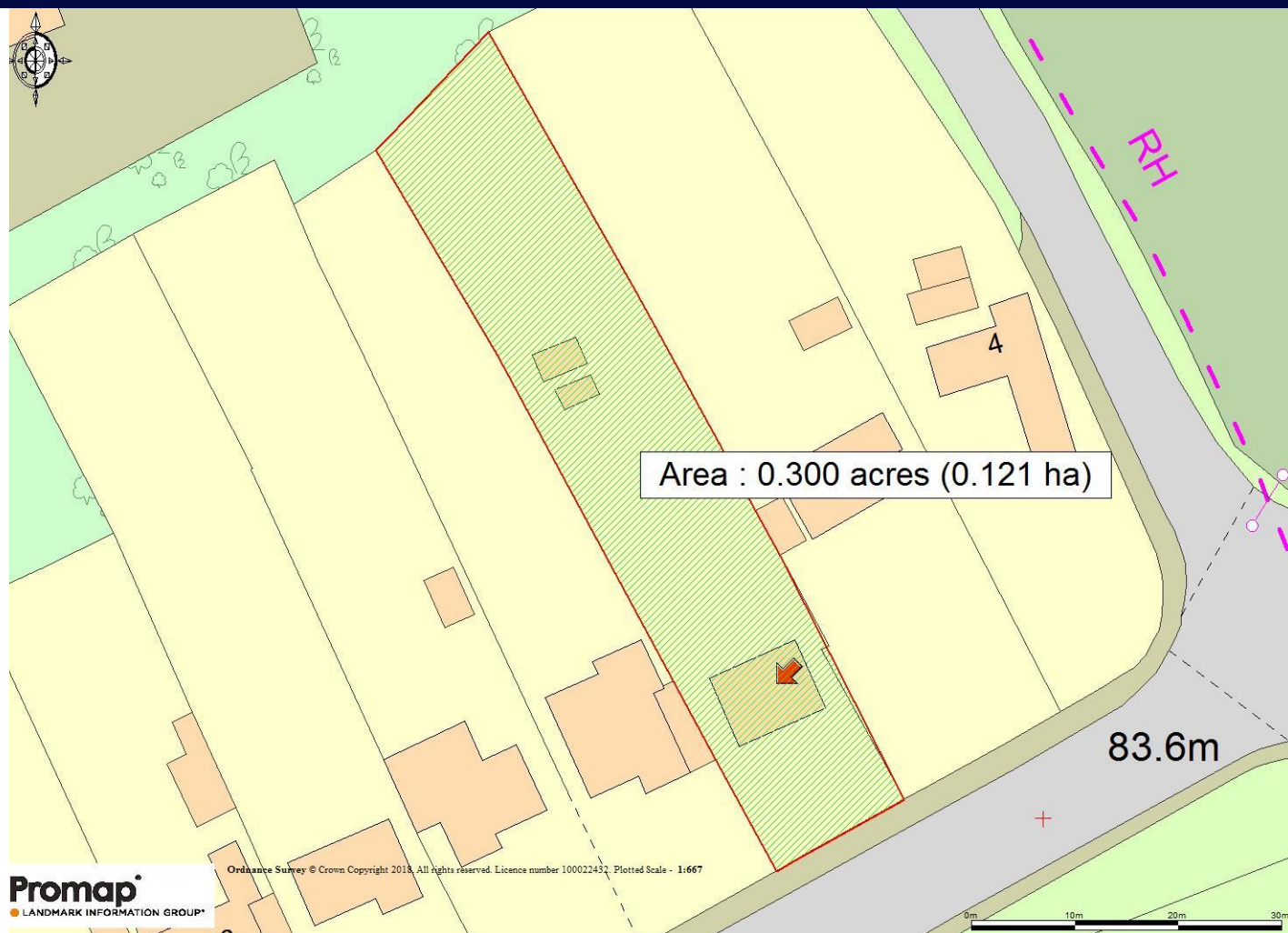
White Cottage, 8 Main Road is situated on the edge of the charming village of Sundridge with its village shop, Post Office, public house, Sundridge and Brasted C of E Primary and St Mary's Church is located at the end of the road.

- Shopping Facilities: Sundridge (0.6 miles) has a village shop, Post Office and a public house. Sevenoaks (2.7 miles), and Westerham (3.3 miles) offer supermarkets, further shops, restaurants and public houses. Bluewater Shopping Centre (15 miles).
- Mainline Rail Services: Sevenoaks (2.2 miles) to London Bridge/Cannon Street/Charing Cross. Oxted (7.2 miles) to London Victoria.
- Primary Schools: Chevening, Westerham, Ide Hill and Sundridge.
- Secondary Schools: Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammars in Tonbridge. Knole Academy, Trinity School and Weald of Kent Girls Grammar in Sevenoaks.
- Private Schools: Sevenoaks, Walthamstow Hall and Tonbridge Public Schools, Solefield and New Beacon Preparatory Schools, Radnor House in Sundridge, Sackville in Hildenborough.
- Leisure Facilities: Extensive bridle paths and walks in the local area. Golf at Westerham, Wildernesse, Knole and Nizels. Sevenoaks Swimming and Leisure Centre. Oxted Leisure Centre. National Trust houses and gardens. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area. Sevenoaks Tennis Club.
- Motorway Links: The M25 at Chevening gives access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel.

### Description

White Cottage, 8 Main Road is a modest two bedroom bungalow with driveway to the front, outbuildings and additional parking to the rear. The property has remained within the same family since 1934 and offers a superb opportunity to re-model and refurbish, subject to the necessary building consents. The rear garden has an old garage, garden implement store and additional parking accessed via a secondary drive, with the total plot amounting to about 0.3 acres.

- To the front is an entrance porch and decorative fixed wooden window shutters.





- The front door opens to the entrance hall with an overhead shelf offering additional storage space.
- The sitting/dining room has an outlook to the front, picture rails, fitted shelving and a wood-panelled chimney breast with gas fired heater with back boiler.
- The kitchen is basically equipped with a butler sink, wooden worktops and space for appliances. There is a pantry with fitted shelves and an additional storage cupboard. There is also a ceiling hatch providing access to roof space.
- A rear lobby provides access to a W.C. and the garden.
- There are two bedrooms, both of which benefit from picture rails and corner-mantels. One has an outlook to the front while the other has an outlook over the rear garden.
- The bathroom comprises a bath and sink and houses the hot water tank.
- To the front is a driveway enclosed by close boarded fencing, providing parking with an area of lawn to the side.
- The generous rear garden features areas of lawn, evergreen hedging, flower and shrub beds. There is also a shed and derelict greenhouse.
- Within the garden is an old garage, garden implement store and additional parking accessed via a secondary drive from Dryhill Lane.

#### **Tenure**

Freehold

#### **Services**

All main services connected. Gas central heating.

#### **Local Authority**

Sevenoaks District Council 01732 227000.

#### **Outgoings**

Council tax band D - £1,758.15 2018/2019

#### **Directions**

From Sevenoaks proceed north bound on the A224, London Road towards Riverhead. At the roundabout, take the first exit onto the A25, Worships Hill towards Westerham. Continue to follow the A25 for about 1.4 miles, passing Riverhead Infants' School on the left. Shortly after passing Sevenoaks Garden Centre on the left, White Cottage, 8 Main Road is on the right.

#### **Viewing**

Strictly by appointment with Savills.





## FLOORPLANS

Gross internal area: 608 sq ft, 56.5 m<sup>2</sup>

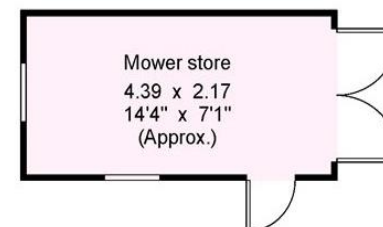
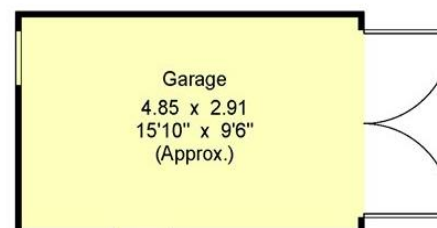
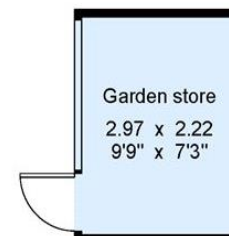
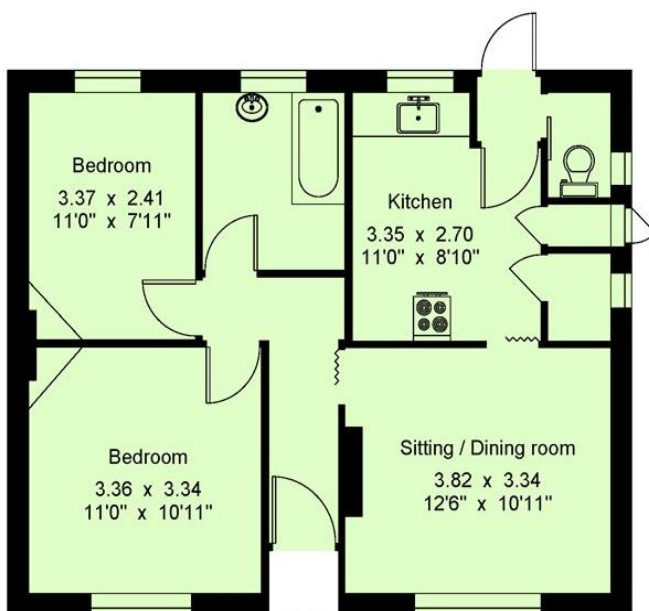
### 8 Main Road, Sundridge

Gross internal area (approx.)

- House - 56.5 sq m (608 sq ft)
- Garden Store - 6.6 sq m (71 sq ft)
- Garage - 14.1 sq m (151 sq ft)
- Mower Store - 9.5 sq m (102 sq ft)

For identification only - Not to scale

© Trueplan (UK) Limited



**Sevenoaks**  
Oliver Hodges  
ohodges@savills.com  
**+44 (0) 1732 789 700**

**savills.co.uk**

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20181123EMFR

