



A charming Grade II listed terraced family home with outhouse and south facing garden

The Old Sweet Shop, 22 High Street, Chipstead, Sevenoaks, Kent, TN13 2RP

£540,000 Freehold

savills

- Delightful period property • Central village location
- Amherst Primary school approx. 0.7 miles
- Sevenoaks station approx. 2 miles
- Outhouse/Workshop • Courtyard garden

Local Information

The Old Sweet Shop is well located for local schools, with the popular Riverhead and Amherst primary schools both within one mile. The property is located within the Conservation Area.

- **Comprehensive Shopping:** Sevenoaks (2.8 miles), Tunbridge Wells and Bluewater.

- **Mainline Rail Services:** Sevenoaks (2.1 miles) to London Bridge/Charing Cross/Cannon Street.

- There are a number of highly regarded schools in the area both state and private.
- **Sporting Facilities:** Chipstead Sailing Club. Holmesdale Bowls Club. Chipstead Place Tennis Club. Golf clubs in Sevenoaks include Wildernes and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, rugby, football and hockey in Sevenoaks and surrounding villages.

Agent note: There is a shared right of way over the rear gardens to the High Street

About this property

The Old Sweet Shop is a charming Grade II listed terraced property centrally located within this popular village. The listing suggests the property dates from the 17th century or earlier and has later additions. Architectural features include rendered, brick and galletted ragstone elevations, attractive bargeboards, an oriel window to the front, and internally, high ceilings and exposed timbers.

- The accommodation is well proportioned with the addition of a cellar and a large attic space. Arranged over the ground floor are two reception rooms, one having a wood burning stove. The kitchen is well appointed with a range of fitted cupboards and appliances. Of note is a delightful period wood burning stove set within a fire recess.
- There are two double bedrooms, one of which has a bank of fitted wardrobes and a storage/boiler cupboard. The modern family bathroom is well appointed and has a shower over the bath.
- A drop down ladder, from the landing, rises to an impressive boarded and insulated attic space, and has natural light, heating and power.
- The cellar comprises two rooms, ideal for storage and also has natural light, heating and power.
- The south facing courtyard garden is paved and provides an attractive area for outside entertaining. To either side of the garden are beds with climbing planting and the whole area is enclosed by wooden fencing and trellis. Adorning the rear elevation is a mature wisteria. Within the garden is a useful outbuilding which comprises two store rooms and has power and lighting connected.

Local Authority Sevenoaks District Council - Tax band 'D' - £1,828.02

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.



High Street, Chipstead, Sevenoaks, Kent, TN13

Gross Internal Area 964 sq ft, 89.6 m²

Outbuildings 148 sq ft 13.8 sq m

Cellar 240 sq ft 22.3 sq m

Total 1829 sq ft 170 sq m

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Approximate Area = 89.6 sq m / 964 sq ft
Cellar = 22.3 sq m / 240 sq ft
Loft = 44.3 sq m / 477 sq ft
Outbuilding = 13.8 sq m / 148 sq ft
Total = 170 sq m / 1829 sq ft
Including Limited Use Area (13.3 sq m / 143 sq ft)
For identification only. Not to scale.
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