



## CHARMING PERIOD COTTAGE WITH STYLISHLY PRESENTED ACCOMMODATION

MATCHBOX COTTAGE, 39 PROSPECT ROAD  
SEVENOAKS, KENT TN13 3UA

**Guide Price £450,000, Freehold**



## WITH A DETACHED HOME OFFICE, SET WITHIN 0.7 MILES OF THE HIGH STREET AND STATION

- Charming period property
- Popular location
- 0.7 of a mile to town and station
- Character features
- Modern kitchen and bathroom
- 2 Bedrooms • 1 Bathrooms • 2 Receptions
- Detached home office
- Cottage garden
- EPC Rating = D
- Council Tax = D

### Situation

Matchbox Cottage is set within a charming residential road, conveniently located 0.7 miles from Sevenoaks High Street with its multitude of shops, supermarkets, pubs and restaurants, and within 0.9 miles of the station.

- Comprehensive Shopping: Sevenoaks (0.7 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Sevenoaks (0.9 miles) to London Bridge/Charing Cross/Cannon Street.
- Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks, and Lady Boswell's CEP Schools.
- Grammar/State Schools: Sevenoaks, Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michael's & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- Sporting Facilities: 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 the Vine area of Sevenoaks.

### Description

Matchbox Cottage is a charming and characterful semi-detached cottage believed to date from the 1860s. The property is stylishly presented with period features together with a modern bathroom suite and a bespoke fitted kitchen. Features include solid oak flooring, high ceilings, some exposed ceiling timbers, fireplaces and attractive multi paned casement windows. The house sits within delightful cottage gardens with the addition of a detached timber home office. Also of note is the location within this popular residential road, 0.7 miles from the High Street and 0.9 miles from the station.



- The open plan sitting/dining room is triple aspect with outlooks to the front, side and rear. The sitting area has recessed cupboards and shelves to either side of an attractive fireplace. The dining area has stairs rising to the first floor.
- The attractive bespoke kitchen is fitted with a range of wall and base units with plate racks, basket drawers and wooden work surfaces incorporating a butler sink. Appliances include a Cookmaster range oven with extractor fan over and a slimline dishwasher. There is underfloor heating, space for a fridge freezer and a multi paned glass door opening to the garden.
- Arranged over the first floor are two bedrooms. The larger has an outlook to the front and built-in wardrobes and the smaller has views over the rear garden.
- The well-appointed bathroom has a modern suite with a shower over the bath and illuminated recessed shelving.
- To the front of the house is an attractive low brick wall with steps and a cobblestone path leading to the side where the front door is located. The front garden comprises a brick edged flower bed stocked with roses and hydrangeas.
- The rear garden has a brick edge lawn and flower beds stocked with a variety of plants and shrubs including a magnolia. There is a paved terrace and an excellent detached timber home office with solid oak flooring, power, lighting and heating connected together with hard wired network connection.

#### **Tenure**

Freehold

#### **Services**

All mains services connect.

#### **Local Authority**

Sevenoaks District Council

#### **Outgoings**

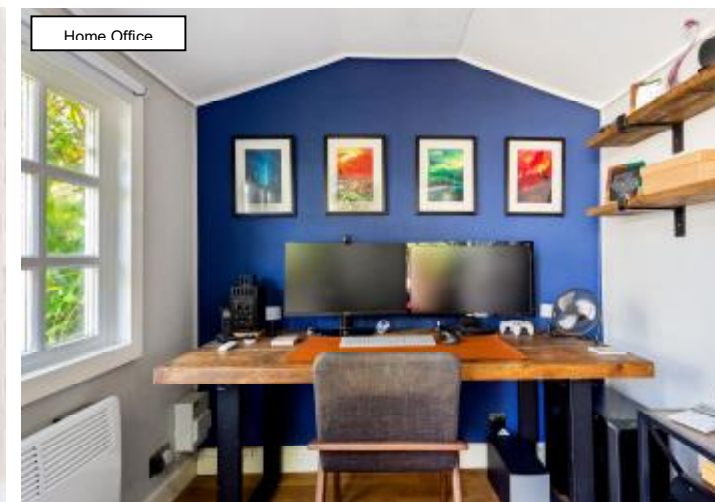
Tax band 'D' 2019/2020 £1,903.77

#### **Directions**

From Sevenoaks High Street proceed north on the A225, which continues onto the Dartford Road. After passing a parade of shops on the right continue down the hill, take the first right onto Quakers Hall Lane. Prospect Road is the first road on your right, Matchbox Cottage 39 Prospect Road can be found along on the right hand side.

#### **Viewing**

Strictly by appointment with Savills.



## FLOORPLANS

Gross internal area: 665 sq ft, 61.8 m<sup>2</sup>

Approximate Area = 61.8 sq m / 665 sq ft  
Office = 5.1 sq m / 55 sq ft  
Total = 66.9 sq m / 720 sq ft  
Including Limited Use Area (2.1 sq m / 23 sq ft)  
For identification only. Not to scale.  
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First Floor



Ground Floor



(Not Shown in Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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