



## Grade II listed attached cottage with delightful west facing gardens

**59 High Street, Seal, Sevenoaks, Kent, TN15 0AW**

**Guide Price £620,000 Freehold**





- Central village location • Characters features • Sevenoaks station approx.2.5 miles • Four Bedrooms • Superb west facing gardens
- Garaging & off road parking

**Local Information**

Mainline Rail Services: Sevenoaks (2.5 miles) to London Bridge/Charing Cross/Cannon Street. Bat and Ball (1.4 miles) to London Victoria.  
Primary Schools: Seal CEP (0.4 miles), various in Sevenoaks.  
Secondary Schools: Weald of Kent Grammar, Trinity (0.8 miles on foot) & Knole Academy, Sevenoaks. Various in Tonbridge & Tunbridge Wells.  
Private Schools: Sevenoaks, Tonbridge, Walthamstow Hall, The Granville, Solefields, & New Beacon.  
**Please note all distances are approximate.**

**About this property**

59 High Street is a charming Grade II listed attached cottage, believed to date from the early 19th century. The light and spacious accommodation is arranged over three floors, and has been sympathetically maintained to a high standard by the current owners, combining character features with modern embellishments. The superb established gardens enjoy a westerly aspect, and provide a lovely backdrop to the house. The property is located in the heart of the popular village of Seal, benefits from garaging and off road parking, and is well situated for rail and road links.  
Features include multi pane windows, oak flooring to the dining room, open fireplaces, some vaulted ceilings, exposed ceiling timbers and thumb latch doors.  
The open plan principal reception rooms comprise a light and spacious sitting room which benefits from a fireplace with wood burning stove and a dining room with an open fireplace, and staircase rising to the first floor. Both rooms have built-in cupboards.  
The stylish kitchen, fitted with a range of wall and base units, has a view and access to the rear terrace.  
Solid oak worktops incorporate a 1½ butler sink. Integral AEG appliances

include a dishwasher, electric hob with extractor over and double oven. Space for a fridge freezer. The lobby has built-in storage cupboards and leads to a well-appointed shower room with a separate WC and a utility room with space for appliances. Arranged over the first floor is the bright and well-proportioned master bedroom with a charming feature fireplace and a contemporary en suite shower room.  
Also on this floor is a light and spacious double bedroom. There is also a store room/airing cupboard.  
Arranged over the second floor are two further bedrooms, each with views to the front or rear. One room is currently used as an office.  
The house is approached via a communal electric gate and driveway, leading to the double open bay garage and additional ample parking. Steps lead to the front door flanked by raised shrub beds.  
To the rear of the property, a paved terrace, surrounded by established raised beds, with a pergola and water feature, provides a lovely area for al fresco entertaining. Steps lead to the glorious west facing garden which offers a high degree of privacy and is mainly laid to lawn. Shaped herbaceous beds and borders are planted with a variety of specimen trees, shrubs and plants, including sedum, hibiscus, climbing rose, lavender, fig and monkey puzzle trees, creating year round interest. There is also a charming summerhouse, with power connected, a shed and a vegetable patch.







59 High Street, Seal, Sevenoaks, Kent, TN15

Gross Internal Area 1,574 sq ft, 146.2 m<sup>2</sup>

Oliver Hodges

Sevenoaks

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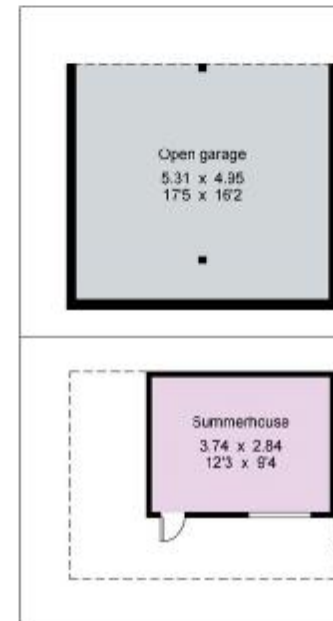
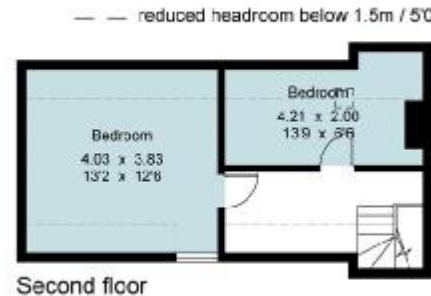
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59 High Street  
Gross internal area (approx) 146.3 sq m/ 1574 sq ft  
Open Garage 26.3 sq m/ 283 sq ft  
Summerhouse 10.6 sq m/ 114 sq ft



For identification only - Not to scale  
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#### Local Authority

Sevenoaks District Council 01732 227000

#### Outgoings

Tax Band 'E' 2019/2020 £2,253.56

#### Services

All mains services connected.

#### Energy Performance

EPC Rating = Exempt

**Directions:** From our office on Sevenoaks High Street, proceed in a northerly direction continuing straight over the cross roads after the set of traffic lights. Take the right fork into Seal Hollow Road and at the end of the road at the traffic lights, turn right onto Seal Road. Continue to follow the road into the village centre. Just past the turning on the right hand side signposted Park Lane, the road begins to incline and No 59 can be found on the left hand side, together with the gated entrance to the parking area belonging to the property.

**Viewing:** All viewings will be accompanied and are strictly by prior arrangement.

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