



An excellent opportunity to update and refurbish this village home

Russetts, Chipstead Lane, Sevenoaks, Kent, TN13 2AJ

£950,000 Freehold

savills

- Opportunity to update and refurbish
- Edge of village location
- Amherst Primary school approx. 0.7 miles
- Sevenoaks station approx. 2 miles
- Established gardens
- Double garage

Local Information

Russetts is well located for local schools, with the popular Riverhead and Amherst primary schools both within half a mile.

- Comprehensive Shopping: Sevenoaks (2 miles), Tunbridge Wells and Bluewater.

- Mainline Rail Services: Sevenoaks (1.5 miles) to London Bridge/Charing Cross/Cannon Street.

- Primary Schools: Riverhead Infants schools (0.4 miles), Amherst (0.3 miles). Various in Sevenoaks.

- Secondary Schools: Weald of Kent Grammar Annexe and Trinity (2.5 miles) and Knole Academy (1.3 miles) Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.

- Private Schools: Prep Schools - Sevenoaks, Walthamstow Hall, The Granville, Solefields, and New Beacon in Sevenoaks, St Michael's and Russell House in Otford and Radnor House in Sundridge. Secondary - Sevenoaks, Tonbridge, Sackville and Walthamstow Hall.

- Sporting Facilities: Chipstead Sailing Club. Holmesdale Bowls Club. Chipstead Place Tennis Club. 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, rugby, football and hockey in Sevenoaks and surrounding villages.

- All distances are approximate.

About this property

Russetts is an attractive family home dating from the 1950s which offers the incoming purchaser the opportunity to update, refurbish and remodel to their own requirements, subject to the necessary building regulations. The house sits within level gardens which have a southerly aspect to the rear, and in total amount to about 0.25 of an acre.

- The ground floor comprises three well-proportioned reception rooms and a conservatory with direct access to the rear garden. The sitting room has a fireplace and sliding doors to the garden.

- The kitchen has a range of fitted cupboards and space for appliances.

- A shower room completes this floor.

- There are four bedrooms and a family bathroom arranged over the first floor.

- To the front of the property is a drive providing parking and leading to the double garage.

- The front and rear gardens are laid to lawn with established hedging to the perimeter. To the rear is also a south-facing terrace, a garden shed and access to an external store room.

- Please refer to the floorplans for the full layout and extent of the accommodation.





Russetts, Chipstead Lane, Sevenoaks, Kent, TN13 2AJ
 Gross Internal Area 1567 sq ft, 145.6 m²

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Approximate Area = 145.6 sq m / 1567 sq ft
 Garage = 35.4 sq m / 381 sq ft
 Store = 2.9 sq m / 31 sq ft
 Total = 183.9 sq m / 1979 sq ft
 Including Limited Use Area (1.5 sq m / 16 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Directions

With Sevenoaks station to the left, continue along the A224. Upon reaching the roundabout, take the first exit onto the A25, Worships Hill and continue to the traffic lights. Here, turn right into Witches Lane and proceed past Amherst Primary School. At the crossroads, turn left onto Chipstead Lane. Russetts will be found along on the left hand side just before Woodfields.

Tenure Freehold

Local Authority Sevenoaks District Council

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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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