



Attractive detached cottage in a delightful semi-rural position with planning permission to demolish and replace.

The Lodge, Moorcroft Farm, Hale Oak Road, Sevenoaks, Kent, TN14 6NG

£750,000 Freehold



- Attractive lodge house • Established gardens
- Off road parking • Semi-rural location • Scenic views
- Planning permission • Sevenoaks station approx. 4.1 miles

Local Information

The Lodge is located on the outskirts of the popular rural village of Weald, with a community store and public house, just over three miles from Sevenoaks town and conveniently located for access to the A21.

- Comprehensive Shopping: Sevenoaks (3.3 miles), Tonbridge (6.4 miles) and Bluewater (20.8 miles).
- Mainline Rail Services: Sevenoaks (3.3 miles) and Hildenborough (3.2 miles) to Cannon Street/Charing Cross/London Bridge.
- Primary Schools: Weald Community Primary School. Various in Hildenborough, Sevenoaks and Tonbridge.
- Secondary Schools: Weald of Kent and Tonbridge Girls' Grammars and Judd Boys Grammar in Tonbridge. Weald of Kent Girls' Grammar, Trinity and Knole Academy in Sevenoaks. Tunbridge Wells Girls', Tunbridge Wells and Skinners Boys' Grammars in Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge, Sackville and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall and New Beacon Preparatory Schools in Sevenoaks. Fosse Bank in Hildenborough. Somerhill Preparatory Schools, Hilden Grange and Hilden Oaks in Tonbridge. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernessee and Knole with Nizels in Hildenborough which also has a private health/fitness centre.

Sevenoaks sports and leisure centre.

- All distances are approximate.

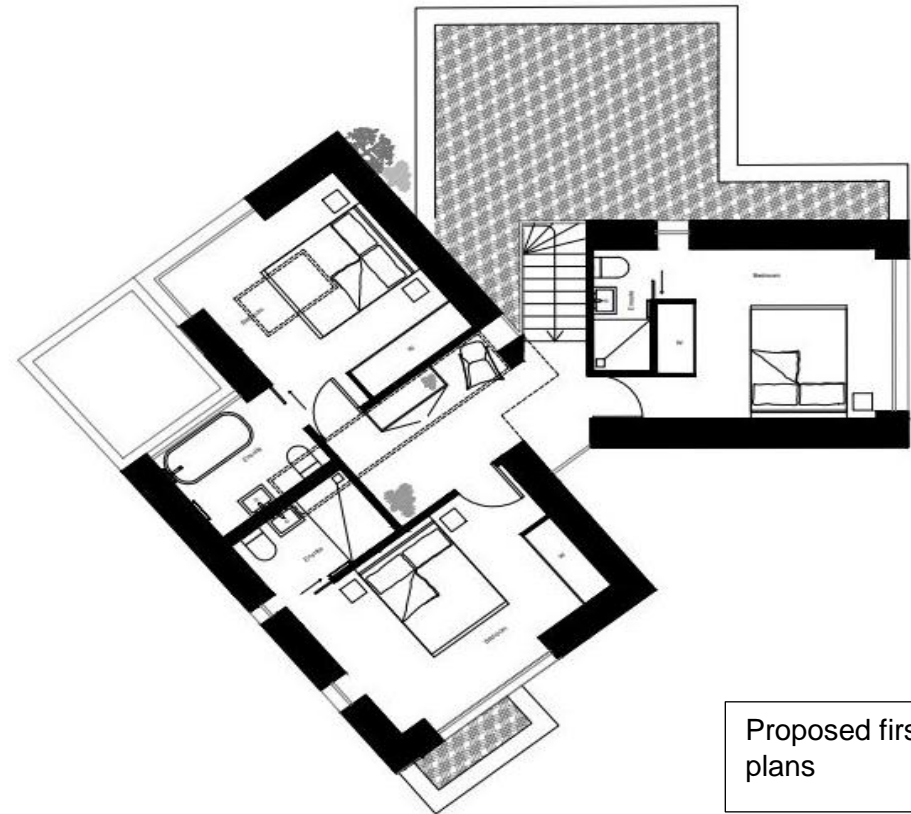
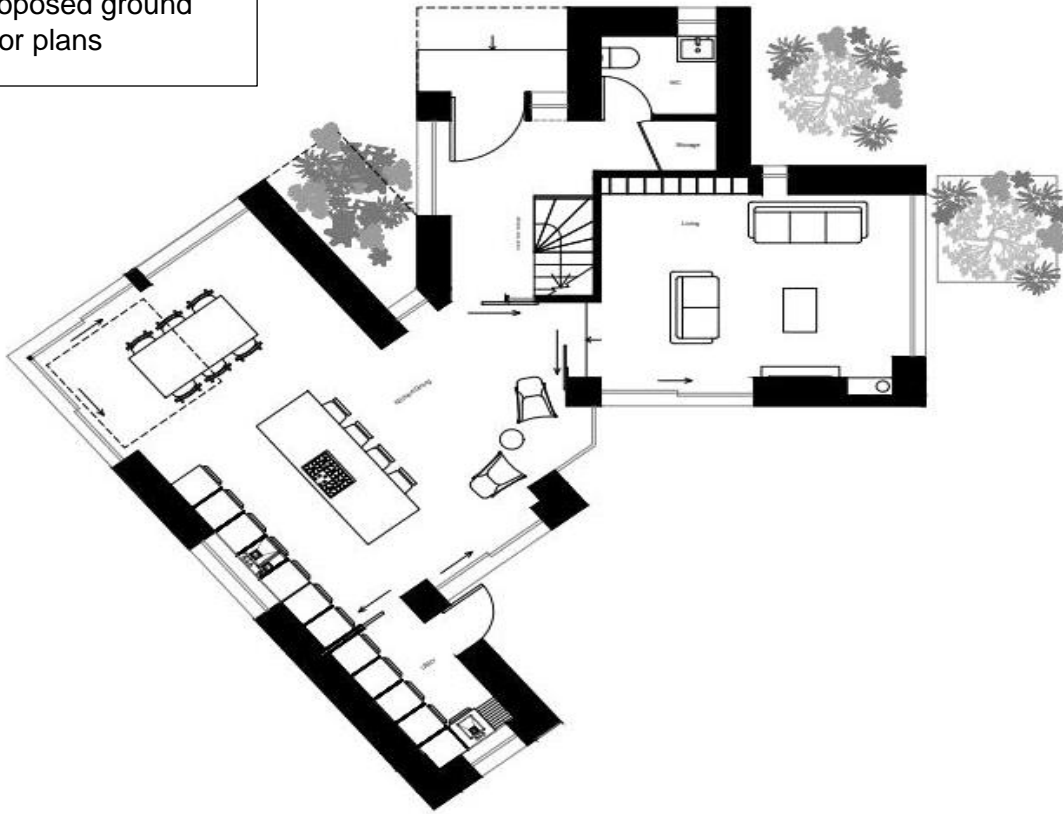
About this property

The Lodge is a delightful detached cottage situated in an idyllic situation on the outskirts of the popular village of Weald. The existing cottage is believed to date back to the 1950s and presents versatile living accommodation with an established garden, and benefits from planning permission to demolish and replace with a 'Passivhaus' accredited house.

- The ground floor comprises two reception rooms with views to the garden, a kitchen equipped with a range of base units and integral oven with hob over, a garden room and cloakroom with WC.
- On the first floor there are three bedrooms and a bathroom.
- The Lodge is accessed via a gated entrance off a private driveway that leads to a parking area beside the house.
- The property sits centrally in its gardens and enjoys views over the surrounding countryside. In total the plot amounts to about 0.43 acres.
- Planning permission: 21/00430/FUL | Demolition of existing dwelling and the erection of a replacement dwelling seeking Passivhaus accreditation, together with associated parking and landscaping. | The Lodge Moorcroft Farm Hale Oak Road Sevenoaks Weald KENT TN14 6NG



Proposed ground
floor plans



Proposed first floor
plans

The Lodge at Moorcroft Farm, Hale Oak Road, Sevenoaks, Kent, TN14 6NG
Gross Internal Area 1204 sq ft, 111.9 m²
Total 1,204 sq ft

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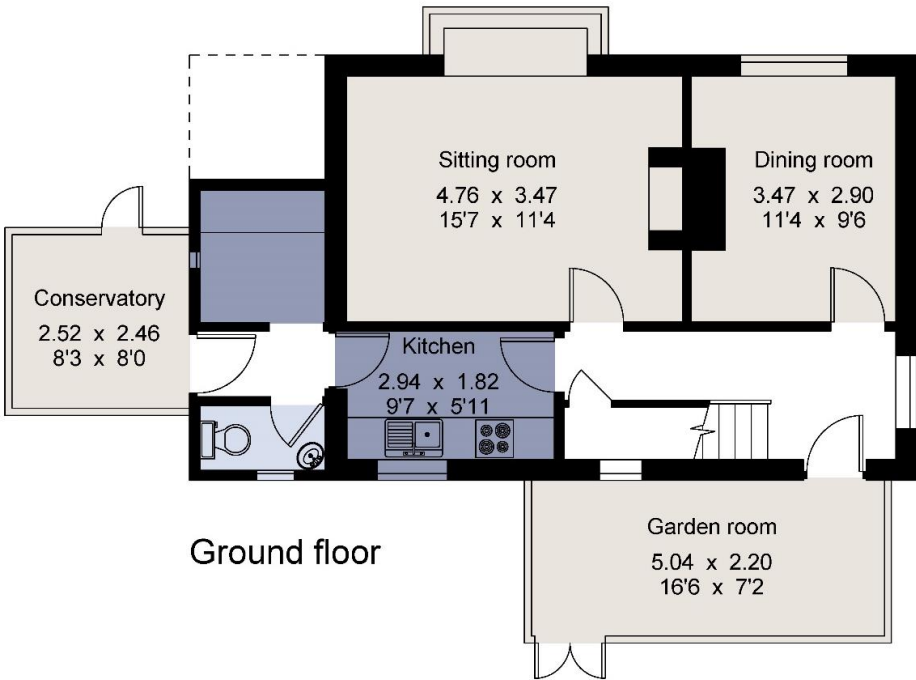
The Lodge, Sevenoaks
Gross internal area (approx) 111.9 sq m (1204 sq ft)

Local Authority
Sevenoaks District Council

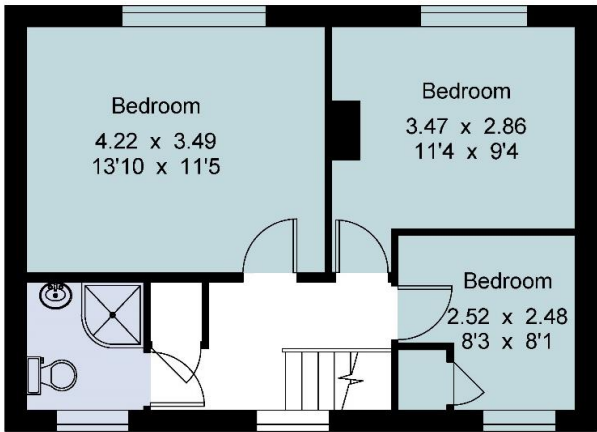
Agent Note
Photograph taken in 2015

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

Directions
Heading southbound on the A21 Sevenoaks bypass take the A225/B245 exit towards Sevenoaks/Weald/Hildenborough. At Morley's roundabout, take the 4th exit onto Morley's Rd. Follow along through Weald village and onto Long Barn Road. Take a left onto Hale Oak Rd; The Lodge will be situated along on the right.




Ground floor



First floor

For identification only - Not to scale
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| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 28 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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