



A spacious and well-proportioned property set within a small development on the edge of this popular hamlet.

**1 Park Lane, Seal, Sevenoaks, Kent, TN15 0JS**

£925,000 Freehold





- Impressive semi-rural home • Spacious accommodation
- Garden and parking • Sevenoaks station approx. 2.8 miles
- Ideal lock up and leave

#### Local Information

The property is situated in the sought after area of Godden Green with its public house and semi-rural setting with footpaths over Seal Chart, yet within 2.8 miles of Sevenoaks mainline station and 2.4 miles of Sevenoaks High Street.

- Comprehensive Shopping: Sevenoaks (2.4 miles), Tunbridge Wells and Bluewater.

- Mainline Rail Services: Sevenoaks (2.8 miles) to London Bridge/Cannon Street/Charing Cross.

- Schools: There are a number of highly regarded schools within the area, both state and private.

- Sporting Facilities: 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, hockey, football and rugby in The Vine area of Sevenoaks.

- All distances are approximate.

#### About this property

1 Park View is a charming property with well-proportioned accommodation, arranged over two floors. Features include high ceilings, modern bathroom suites and a bespoke fitted kitchen. The property forms part of this exclusive development set within a semi-rural location.

- The generous living area has double doors to the terrace and provides a comfortable area for entertaining.

- The adjoining kitchen/breakfast room is fitted with a comprehensive range of wall and base units with granite work surfaces extending over the peninsular unit to provide a breakfast bar and incorporating a Frankie sink and an induction hob. Appliances by Smeg include an oven, microwave and dishwasher, along with an integral fridge freezer.

- Arranged over the first floor are two well-proportioned double bedrooms. Both have views over the garden and served by well-appointed en suite shower rooms.

- A cloakroom on the first floor completes the accommodation.

- There is a lawned garden with terrace providing an area for al fresco entertaining.







#### **Directions**

From Sevenoaks High Street head in a northerly direction on the A225, turn right into Seal Hollow Road. After 0.4 of a mile turn right onto Blackhall Lane and continue to the end of the road. Turn left and continue for about 0.3 of mile where the shared drive for 1 Park View will be found on the left hand side.

#### **Tenure** Freehold

**Local Authority** Sevenoaks District Council

#### **Energy Performance**

EPC Rating = C

#### **Viewing**

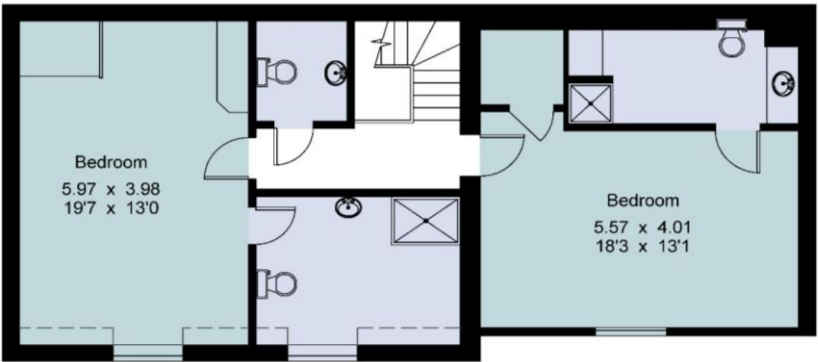
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone: +44 (0) 1732 789 700.

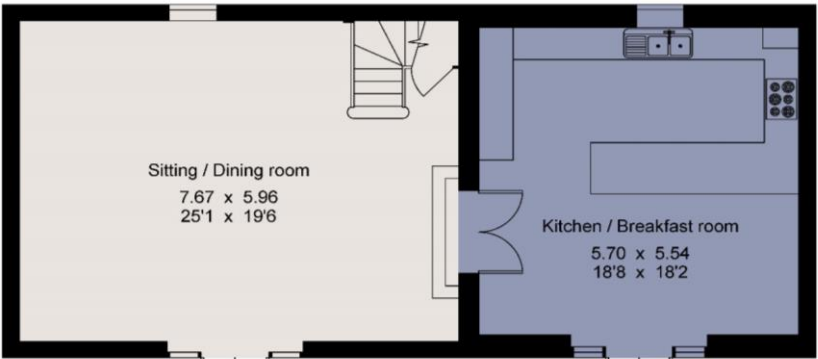
1 Park Lane, Seal, Sevenoaks, Kent, TN15 0JS  
Gross Internal Area 1627 sq ft, 151.2 m<sup>2</sup>

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1 Park Mews, Godden Green  
Gross internal area (approx) 160.8 sq m/ 1730 sq ft




First floor ----- reduced headroom below 1.5m / 5'0



Ground floor

For identification only - Not to scale  
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| Energy Efficiency Rating                    |                         |                                                                                       |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                             |
| Very energy efficient - lower running costs |                         | 102                                                                                   |
| (92+) A                                     |                         |                                                                                       |
| (81-91) B                                   |                         |                                                                                       |
| (69-80) C                                   | 74                      |                                                                                       |
| (55-68) D                                   |                         |                                                                                       |
| (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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