



A charming detached new build property with off road parking, well located for Sevenoaks town centre and station.

Hartslands Cottage, 21 Bethel Road, Sevenoaks, Kent, TN13 3UE

Guide Price £499,999 Freehold



- Charming detached house
- Off road parking space
- High specification throughout
- Sought after location
- Station approx. 0.9 miles
- High Street approx. 0.7 miles

Local Information

- Comprehensive Shopping: Sevenoaks (0.7 miles) and Bluewater (17.8 miles).
- Mainline Rail Services: Sevenoaks (0.9 miles) to London Bridge/Charing Cross/Cannon Street.
- Primary Schools: Various in Sevenoaks, Seal, Sundridge and Otford.
- Secondary Schools: Several State/Grammar Schools Sevenoaks, Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge, Walthamstow Hall and Sackville Secondary Schools. Sevenoaks, Solefields, The Granville, Walthamstow Hall and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. Fosse Bank and Sackville in Hildenborough. The Schools at Somerhill, Hilden Oaks and Hilden Grange in Tonbridge.
- Sporting Facilities: Hollybush Recreation Ground and Tennis Centre. Wildernesse and Knole Golf clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Sevenoaks leisure centre. Cricket, rugby, football and hockey in the Vine area of Sevenoaks. Sevenoaks Tennis Club.
- Please note all distances are approximate.

About this property

Hartslands Cottage is a detached single-storey property, completed in 2022 with well proportioned accommodation, finished to a high specification throughout. Internal points of note include chrome light switches and sockets, underfloor heating and remote control skylights, and there is also the benefit of a courtyard garden and off street parking. The property is situated within a sought after Conservation Area and is well located for the station and High Street, being within 0.9 miles and 0.7 miles respectively.

- The spacious open-plan sitting/dining room is a light and airy space, with a vaulted ceiling with skylights, engineered oak flooring and double doors leading out to the courtyard garden.

- The kitchen is fitted to a high specification, with a comprehensive range of wall and base cupboards, integral oven, combi microwave, induction hob, boiling water tap, dishwasher and fridge/freezer.

- There are two bedrooms, both benefitting from stylish en suite shower rooms.

- A cloakroom with built in storage and an integral washing machine, completes the accommodation. There are also loft areas suitable for storage.



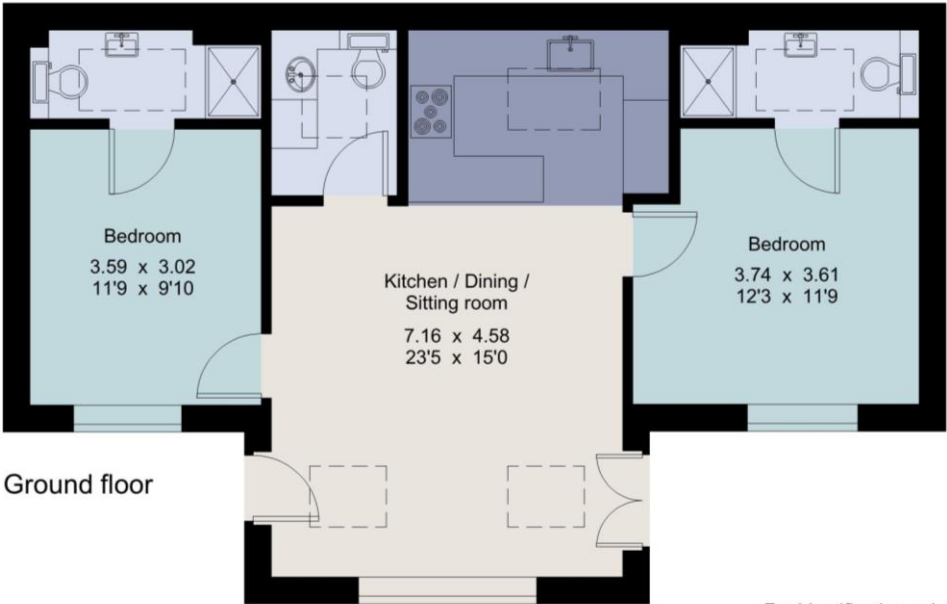


Hartslands Cottage, 21 Bethel Road, Sevenoaks, Kent, TN13 3UE
Gross Internal Area 726 sq ft, 67.4 m²

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Hartslands Cottage, Sevenoaks
Gross internal area (approx) 67.5 sq m/ 726 sq ft



Ground floor

For identification only - Not to scale
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• The property is approached via a brick paved area providing off road parking for one vehicle. A paved pathway leads past the front of the property to a paved courtyard. Attractive fencing conceals a bin and general storage area.

Directions
From our office on Sevenoaks High Street proceed in a northerly direction. At the second set of traffic lights, go straight across the crossroad onto Dartford Road. Continue to follow the road, passing the Vine Cricket ground on your right. On reaching the zebra crossing, turn right onto Holly Bush Lane, and then take the 2nd left turn into Bethel Road. Hartslands Cottage will be found a short distance down on the right hand side.

Tenure: Freehold
Local Authority: Sevenoaks District Council
Council Tax: Band = E

Energy Performance: EPC Rating = B

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.



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