



A charming Victorian cottage of great character, with a delightful south-facing rear garden of over 120 ft, centrally located in this popular village.

2 Village House Cottage, Church Road, Halstead, Sevenoaks, TN14 7HF

Guide Price £685,000 Freehold





- Spacious & well-presented accommodation
- Character features
- Central village location
- Delightful south facing rear garden of about 125 ft in length
- Garden office
- Knockholt station approx. 1.4 miles
- Orpington station approx. 4.5 miles
- Sevenoaks town approx. 6 miles

About this property

2 Village House Cottage is a delightful Grade II listed Victorian cottage of considerable charm, dating from the early 19th century and formerly attached to The Dower House. The property, with its flint front elevations, has been sympathetically extended and well-maintained by the current owners, providing stylishly presented and well-proportioned accommodation arranged over two floors. Salient features include a solid oak kitchen, modern bathroom suites, feature flint walls, an attractive fireplace, multi-pane windows, a striking orangery, a garden office and a delightful south facing walled rear garden which measures about 125 foot in length. Also of particular note is the property's superb central location within this popular village and the excellent road and rail links.

- The spacious sitting room has feature flint walls and an attractive brick fireplace, inset with a gas fire and is linked via a stable door to the superb orangery, which provides a dining area, reading area and features a striking glass roof lantern, with access to and lovely views over the rear garden.

- The stylish kitchen is well-equipped with a comprehensive range of solid oak wall and base units, a glass display unit and integral appliances.
- A well-appointed cloakroom completes the ground floor.
- Arranged over the first floor are three bright bedrooms, two with fitted storage.
- A modern family bathroom with a skylight completes the accommodation.



- The cottage fronts onto the village green with borders planted with a variety of herbaceous shrubs and a paved path leading to the front door.

- The established, part-walled south facing rear garden is a real feature and forms a lovely backdrop to the property. A generous paved terrace is ideal for al fresco entertaining and there are two further seating areas within the garden. There are raised beds planted with a variety of colourful perennials and an area of lawn flanked by deep borders, well-stocked with a wide variety of mature shrubs and herbaceous plants, all providing year-round colour, interest and a high degree of privacy. Within the garden there is a home office with flint elevations, which has power and light connected and three garden implement stores, two are also connected with power and light. A garden gate provides right of way access to the front of the property.

Local Information

Local shopping: Halstead village (0.2 miles) provides local amenities including a recreation ground, primary school, village shop, village hall and church.

- Comprehensive Shopping: Orpington, Sevenoaks, Bromley and Bluewater.

- Mainline Rail Services: Knockholt (1.4 miles) and Orpington (4.5 miles) to London Cannon Street/London Bridge/Charing Cross.

- Primary Schools: Halstead and Knockholt.

- Grammar/State Schools: There are many highly regarded schools in Tonbridge, Orpington, Sevenoaks, Bromley and Tunbridge Wells.

- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, The Granville, Solefields and New Beacon Preparatory Schools. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

- Sporting Facilities: Various local golf clubs. Halstead and Knockholt Cricket Clubs. Sevenoaks Sports and Leisure Centre. Hockey, football and rugby in the Vine area of Sevenoaks.

- All distances are approximate.

Tenure

Freehold

Local Authority

Sevenoaks Council

Council Tax

Band = E

Energy Performance

EPC Rating = C

Directions

From Sevenoaks proceed along London Road, continuing through Dunton Green. At the roundabout, take the third exit signposted Pohill and the A224. Continue on this road for approximately two miles and after passing Polhill Garden Centre on the right, take the first exit at the roundabout, signposted Shoreham Lane. Continue for approx. one mile, before turning right onto Church Road. 2 Village House Cottage will be found on the left, shortly thereafter.

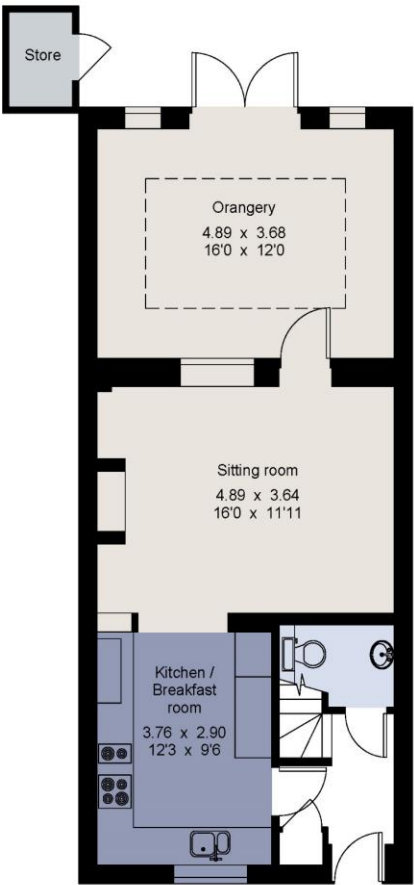




2 Village House Cottage, Church Road, Halstead, Sevenoaks, TN14 7HF
Gross Internal Area 1025 sq ft, 95.2 m²

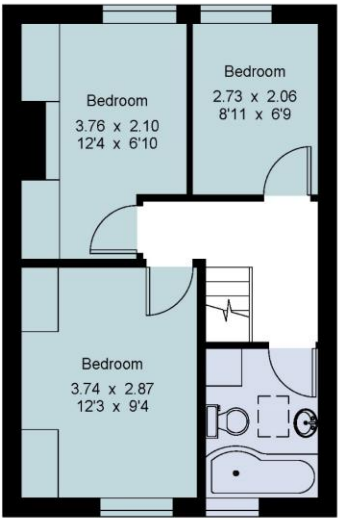
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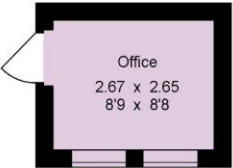


Ground floor

2 Village House Cottage, Halstead
Gross internal area (approx) 95.3 sq m/ 1025 sq ft
Outbuildings 19.3 sq m/ 207 sq ft
Total 114.6 sq m/ 1232 sq ft



First floor



For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		75
(1-20) G		
Not energy efficient - higher running costs		

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