



Ibbett Mosely

79 The Moor Road, Sevenoaks, Kent, TN14 5ED

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Well presented 3 bedroom terrace property offering NO ONWARD Chain
GUIDE PRICE £375,000 - £400,000

OPEN HOUSE WEDNESDAY 13 MAY 2:00 - 4:30

- 3 bedroom Terrace
- Situated in a no through road
- Vacant possession
- Lounge
- Front and rear gardens
- Recently decorated
- Kitchen/diner
- No onward chain

GUIDE PRICE £375,000- £400,000

Three bedroom terrace which has been recently redecorated offering well presented accommodation with No Forward Chain.

PROPERTY SUMMARY

This three bedroom house offers spacious and modern accommodation comprising of sitting room open plan kitchen/ Diner with base and wall mounted kitchen units, built in oven, 4 ring hob and extractor hood over. To the first floor there is the principal bedroom, second double bedroom and a single bedroom. The bathroom is a white three-piece suite with shower over the bath. Externally, the property boasts a low maintenance front garden, rear garden predominantly has concrete patio and laid to lawn, with fence surround. Offering Vacant possession and no onward chain.

LOCATION

Situated in the northern part of Sevenoaks, Bat & Ball is a well-established and residential area known for its mix of period homes, leafy streets, and excellent

local amenities. The neighbourhood offers a quieter alternative to central Sevenoaks while remaining conveniently close to key transport routes and everyday essentials. Its name derives from the historic Bat & Ball Inn and railway station, a nod to its longstanding role in the town's development. The area blends traditional Kentish charm with practical living, making it a popular choice for families, professionals, and commuters alike.

Transport Links

Bat & Ball is particularly well-connected, benefiting from its own railway station just a short walk from The Moor Road. Bat & Ball Station provides regular services to London Blackfriars, London Bridge, and other key commuter destinations via Thameslink and Southeastern services. For faster connections, Sevenoaks Station—around a 5-minute drive or short bus ride away—offers direct services to London Charing Cross, Cannon Street, and London Bridge, with journey times to the capital typically under 30 minutes.

The area is also well-served by road, with quick access to the A25 and the M26/M20 motorways. The nearby M25 makes it easy to reach destinations around the South East and London's airports. Local bus routes provide links to central Sevenoaks, Tonbridge, and surrounding villages, supporting an efficient public transport network for those without a car.

Education

Families in Bat & Ball have access to a good selection of educational options. The area falls within reach of several well-regarded primary schools, including St John's Church of England Primary School and Lady Boswell's CE (VA) Primary School, both known for their strong community focus and academic standards. For secondary education, the town hosts the highly regarded grammar schools—Weald of Kent Grammar and Tunbridge Wells Grammar School for Boys (Sevenoaks annexes)—as well as Trinity School and Knole Academy, offering both academic and vocational pathways.

Private education is also available in the wider Sevenoaks area, with prestigious institutions like Sevenoaks School, Walthamstow Hall, and The New Beacon providing independent options from prep through to sixth form.

Local Attractions

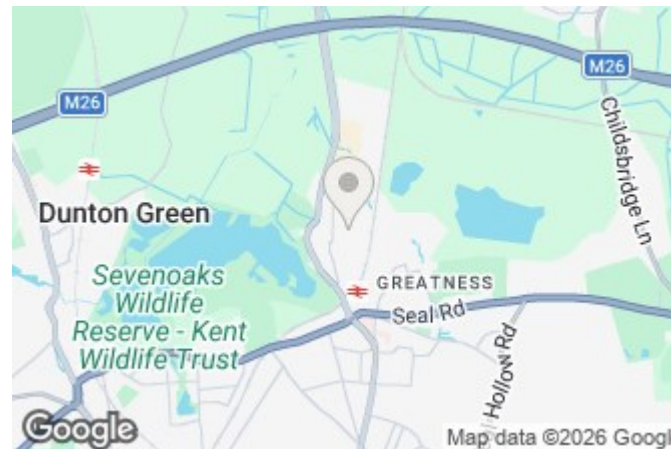
The Bat & Ball area is well-placed for access to a number of natural and cultural attractions. Just a short drive south brings you to the heart of Sevenoaks and the historic Knole Park, a 1,000-acre deer park surrounding the grand Knole House, owned by the National Trust. The surrounding countryside offers scenic walks and cycling routes, with the Kent Downs Area of Outstanding Natural

Beauty just to the east.

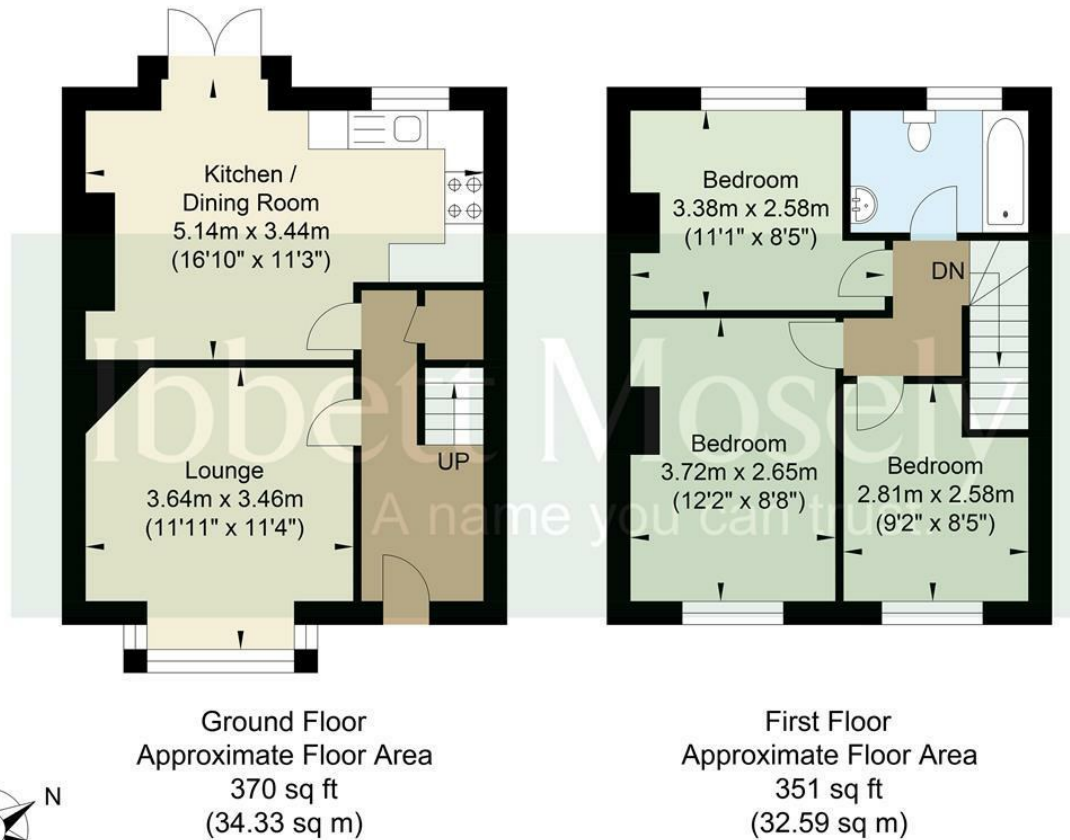
A little further afield, visitors can explore Ightham Mote, a moated medieval manor house, or Lullingstone Roman Villa and Country Park—perfect for family outings and weekend exploration. The area balances town convenience with easy access to the rural landscapes that define this part of Kent.

Entertainment

While Bat & Ball maintains a relaxed residential feel, it benefits from being close to Sevenoaks town centre, where residents can enjoy a variety of restaurants, cafés, and traditional pubs. There are local eateries and takeaways near Bat & Ball Station, as well as supermarkets and convenience stores for everyday needs. The Stag Theatre in central Sevenoaks hosts live performances, cinema screenings, and community events year-round.



The Moor Road



Approximate Gross Internal Area = 66.92 sq m / 720 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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Sevenoaks 01732 452246

EPC Rating- C

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