Ibbett Mosely

Cheesemans Cottage Seal Chart, Sevenoaks,
TN15 0EX £500,000

obett Mosely

GUIDE RANGE OFFERS IN EXCESS £500,000 - £700,000

Cottage is a listed Grade II property that probably dates from the 16th Century, and the timber frame structure survives largely intact.

- Cheesemans Cottage is a listed Grade II property
- Outstanding secluded position in the area of Seal Chart
- Renovation Opportunity
- Set in Lovely grounds
- Offering Vacant possession
- Please phone to book appointment

PROPERTY SUMMARY

CHEESEMANS COTTAGE – Existing accommodation

On the ground floor

SITTING ROOM * KITCHEN * DINING AREA * STORE * BATHROOM

On the First floor

2 BEDROOMS

SITUATION

Cheesemans Cottage occupies an outstanding secluded position in the area of Seal Chart. Sevenoaks is a short distance away with excellent main line services to Charing Cross and Cannon Street and access to the M25 and A21. There are a number of well-known schools in the area including Sevenoaks and Tonbridge Public schools and the Wilderness complex of schools conveniently located on the Seal Road just outside Sevenoaks centre.

TOWN PLANNING

An appeal was made against a refusal of planning consent and resulted in a split decision granting consent for some items and encouraging the submission of further information on other elements. The end result of this process is as follows:

Under the terms of appeal decision 25/3364154 consent granted for repositioning of the window on the North elevation.

Replacement windows and reinstatement of fireplaces – again consent granted for this subject to conditions.

The decision also encouraged the demolition of the 19th Century ‘lean to’ with the erection of single storey extension and glazed link and the creation of an opening in the South elevation giving access to a proposed bathroom.

Consents granted by Sevenoaks District Council subsequent to the appeal decision, but in accordance with the Inspector’s recommendations:

Ref 26/00662/HOUSE – removal of the 19th Century external addition, replacement with the lightweight extension to provide the new facilities, including access to the former workshop.

Listed building consent granted under Ref 26/00663/LBCALT subject to conditions, details of which can be obtained from the Consultant Surveyors.

AND LISTED BUILDING MATTERS

Consents issued 28th August 2026 subject to conditions, details of which can be supplied.

THE FUTURE VISION

The Future Vision for Cheesemans Cottage as a Family Home in this beautiful setting

The accommodation to be created

The consents so far obtained will facilitate additional ground floor and bedroom accommodation. A future planning application is being made for a shower and toilet facilities on the first floor.

Ground Floor

Suggested room sizes on basis of permissions obtained.

Entrance Hall or Sitting Room – 3.6m X 4m

Leading to

The Main Dining Room with Kitchen connected by an oak framed glazed link – 6.8 X 3.2m

The design will enable light to flood into this visionary extension with views to the gardens and countryside beyond.

Study or Office or Living Room – 2.4 m X 3.5m

Bedroom One on the Ground Floor – 3.2m X 4m.

Or this room could be used as a further Dining Area.

Two separate shower rooms with toilets.

First Floor

Bedroom One – 3.4m X 4.4m (Average)

Bedroom Two – 3.6m X 4.5m (Average)

It is hoped to obtain consent for the creation of a shower room with toilet in this room.

ROUTE TO VIEW

From Sevenoaks proceed through Seal Village on the A25 and then after approximately one mile, take a left turn after Pillar Box Lane. The lane is not signposted but is a more direct route than using Pillar Box Lane.

You can identify Pillar Box Lane because it forms part of a crossroads down to Church Lane in the hamlet of Seal St Larwence

Proceed a short distance and then, and only then turn left avoiding a small lane with a no entry sign and proceed down to the hamlet with Cheesemans Cottage.

Cheesemans Cottage is then on the right and down a narrow drive where one can park outside the Cottage.

Viewing arrangements through Ibbett Mosely 01732 452 246

To discuss the Planning background and details of the consented scheme

Call Dr Robert Wickham MA FRICS MRTPI 07949730597

or Dan Pickford BSc MRICS Chartered Building Surveyor

AGENTS NOTE

Prospective purchasers are advised to satisfy themselves as to the working order of any fireplaces or electrical, gas, plumbing, heating, drainage, alarm or any other systems or appliances where applicable. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.

The photographs show only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc photographed are included in the sale. No assumptions should be made with regard to parts of the property which have not been photographed.

These sale particulars are intended to be as accurate as passible and any description stated should be accepted as an opinion of the Agents and should not in any way be taken as a statement of fact. However, please contact us if there are any points of particular importance that you wish to be checked or clarified, especially if you are proposing to travel some distance to view the property.

Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included form part of the property offered for sale.

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating-

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