

Ibbett Mosely

44 High Street, Sevenoaks, TN13 1JG

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STARTING PRICE £650,000 - Being sold via Secure Sale online bidding. Terms & Conditions apply.

An substantial period residence of considerable character and versatility, enviably positioned in the very heart of Sevenoaks, moments from the sweeping parkland of Knole Park and the refined and varied amenities of the town centre.

- Unique period home in Sevenoaks
- Versatile accommodation, 2 kitchens
- 6 bedrooms, 4 bathrooms
- 3 spacious reception rooms
- Courtyard garden, well presented
- Central location, near shops
- Close to Sevenoaks School
- Offering No onward Chain
- Flying freehold over office
- Viewing highly recommended

Set in the heart of Sevenoaks on the bustling High Street, this unique period home offers an exceptional blend of charm and versatility. Spanning an impressive 3,291 square feet, the property boasts six spacious bedrooms and four well-appointed bathrooms, making it ideal for families or those seeking ample living space.

The accommodation is thoughtfully arranged over four floors with three reception rooms, providing generous areas for relaxation and entertainment. The main house occupies the ground, first, and second floors, while a secondary living space is conveniently located on the ground and lower ground levels. This layout presents an excellent opportunity for those wishing to create an annex, which could serve as a separate living area or even generate income through platforms such as Airbnb subject to usual planning consents.

The property is well presented throughout, featuring a delightful courtyard garden that offers a peaceful retreat from the hustle and bustle of everyday life. Although there is no off-street parking available though local permits can be obtained from the council.

It is worth noting that there is a flying freehold over a small office to the bottom left of the property, adding to its unique character. With its prime location close to shops and the esteemed Sevenoaks School, this home is not only a wonderful place to live .
Whether you are looking for a family residence or a property with income potential, viewing is recommended.

ACCOMMODATION

Arranged over four beautifully presented levels, the property effortlessly marries timeless architectural charm with sophisticated contemporary finishes. The
flexible layout offers remarkable adaptability, equally suited to an impressive single-family home or the creation of two self-contained dwellings.
The ground floor provides an elegant introduction, where a welcoming entrance hall leads through striking wooden double doors to an inner hallway. The principal
sitting room is both inviting and refined, centred around a cast-iron fireplace with decorative tiled surround, and enjoys a seamless connection to the rear garden
via glazed doors that bathe the space in natural light. A well-appointed kitchen completes this level, featuring sleek modern cabinetry, integrated appliances, and
ample space for informal dining.
On the lower ground floor, there are two bedrooms one complemented by an adjoining study office. Both rooms benefit from extensive built-in storage, while a contemporary shower room serves this level.

Ascending from the main hallway, the upper floors present further impressive accommodation, with the potential to function independently.
The first floor hosts two substantial double bedrooms or reception rooms, alongside a second kitchen fitted with modern units and space for casual dining. A
shower room and a practical utility room enhance functionality on this floor.
The second floor is particularly striking, featuring a galleried landing with exposed timber framing that underscores the home's period pedigree. From here, four
well-proportioned double bedrooms are accessed. One benefits from a

Jack and Jill bathroom, while two others are served by en suite cloakrooms. Each bedroom
is thoughtfully designed with integrated storage.
Externally, the property enjoys a vibrant yet private setting on Sevenoaks High Street. A shared covered entrance leads to a charming sunken front courtyard,
providing valuable natural light to the lower ground level. To the rear, the landscaped courtyard garden has been carefully designed for both relaxation and
entertaining, featuring a paved terrace for al fresco dining, a timber pergola adorned with climbing plants, raised beds filled with mature shrubs and perennials,
and built-in seating, all enclosed for a high degree of privacy.

LOCATION

Centrally located the property within easy reach of Sevenoaks mainline station (under a mile), offering services to London Cannon Street and Charing Cross in approximately 30-35 minutes. The area is renowned for its excellent selection of both state and independent schools, including the prestigious Sevenoaks School. Excellent road connections via the A21 provide access to the M25 and wider motorway network, as well as major airports and key destinations such as Bluewater and the Channel Tunnel. Knole Park, with its historic deer park and expansive green spaces, lies just moments away, offering a rare balance of town and country living.

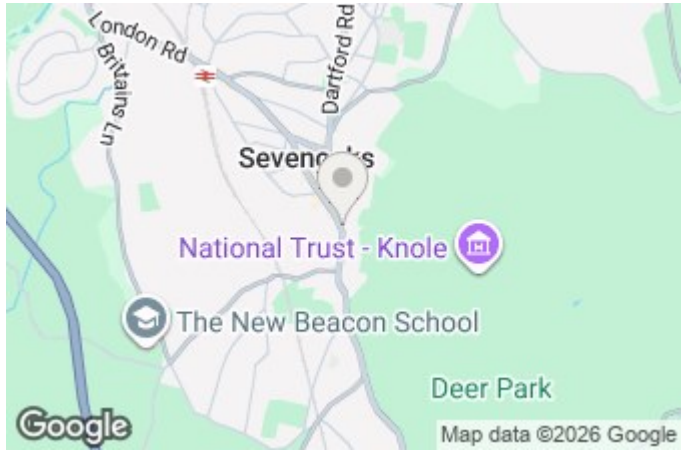
LISTED INFORMATION

No 44 with arched brick opening and sash window to right. Modern slightly-bowed Georgian style shop front in pilastered frame with entablature and sunblind case over.

The front elevation of this row of terrace houses has been altered and restored at various dated and the sash windows on both floors are of odd sizes and shapes, some with glazing bars intact.

AUCTION NOTES

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.
Auctioneers Additional Comments
Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.









Sevenoaks



Lower Ground Floor
Approximate Floor Area
649 sq ft
(60.27 sq m)

Ground Floor
Approximate Floor Area
631 sq ft
(58.59 sq m)

First Floor
Approximate Floor Area
970 sq ft
(90.11 sq m)

Second Floor
Approximate Floor Area
1041 sq ft
(96.73 sq m)

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Approximate Gross Internal Area (Excluding Hall) = 305.70 sq m / 3291 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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