



Ibbett Mosely

The Bees Camden Road, Sevenoaks, Kent,  
TN13 3LZ



A delightful and characterful well presented 2-bedroom cottage situated in one of Sevenoaks' most desirable and convenient residential roads. This charming property combines period features with a high standard of modern finish, offering cosy yet spacious living.

- Delightful 2-bedroom cottage finished to a high standard in a prime, sought-after Sevenoaks location
- Spacious Dual aspect lounge/ Dining Room with beautiful oak flooring and multi-fuel burner
- Welcoming entrance hall with warming terracotta tiled flooring
- Well appointed kitchen with oven, hob, extractor with space and plumbing for appliances
- Easy walking distance to the town centre, mainline railway station (fast services to London), and local amenities
- Main bedroom dual-aspect with partly vaulted ceiling, exposed beam, and stunning Downs views
- Second bedroom with vaulted ceiling, tongue-and-groove panelling and exposed beam
- Well-appointed family bathroom with shower over bath
- Detached garage with door, light, and power – ideal for car or additional storage
- Far-reaching views across the North Downs from the master bedroom and other rooms

## ACCOMMODATION

A beautifully presented semi-detached cottage of white washed brick elevations under a slate tiled roof boasting 2 bedrooms, 1 bathroom, generous dual-aspect living spaces, a well-equipped kitchen, easy maintained artificial turf gardens on two sides with a delightful patio area and a detached garage with the additional benefit of parking on the street in front of the garage. The home features exposed beams, vaulted ceilings, solid oak flooring to the reception room with a dual-fuel burner stove, and kitchen appliances. It enjoys excellent natural light, far reaching views, and practical storage throughout.

### Entrance Hallway

Warming Terracotta tiled flooring. Stairs to first floor with understairs storage cupboard (including cloaks hanging space).

### Kitchen

Lovely room with White base and wall-mounted units with Corian worktops. Belfast deep sink with mixer tap, Glass-fronted wall dresser with base units under available by separate negotiation, Built-in oven, four-ring gas hob, stainless steel splashback and extractor fan. Plumbing for Dishwasher. Space for Tumble dryer and Washing machine, Gas boiler. Space for fridge-freezer. Downlighting. Terracotta flooring.

### Lounge/ Dining Room

Dual-aspect: Delightful room double-glazed windows to front and side. Two radiators. Dual-fuel burner with wooden beam over and slate hearth and back plate. Far reaching views. Beautiful Solid oak flooring. Wall units available by separate negotiation.





## First Floor Landing

Stairs to first floor with half turn staircase with shuttered double-glazed window to front. Additional shuttered window to landing. Steps up to a very useful overhead eaves storage unit and there is access to a separate boarded loft for additional storage.

Inner Landing. Vaulted white washed panelled ceiling. exposed beam.

## Bathroom

Double-glazed window. Wooden-panelled bath with overhead shower and surround. Wash hand basin on marble surround with double-base cupboard below. Wc. Mirror-fronted cabinet. Radiator.

## Bedroom Two

Double-glazed window with low further safety glass feature with far-reaching views. Radiator. Access to loft for additional storage, white washed vaulted ceiling.

## Bedroom One

Dual-aspect: spacious and light with double-glazed windows to front and side with far-reaching views. Built-in wardrobes (three double cupboards). Centralised beam. Radiator.

## OUTSIDE

Road side frontage access to 1½ garage (with electric rolling door, power and lighting). Front paved patio accessed via front gate. Side path bordered by artificial lawn on two sides The garden has a good degree of privacy with hedged surround and screening.





## LOCATION

Camden Road lies in the popular St John's area of Sevenoaks, easy walking distance from the bustling town centre and Sevenoaks mainline station (offering direct high-speed links to London Charing Cross and Cannon Street in around 30 minutes). The road benefits from a quiet, residential feel while being close to handy local shops, cafés, and eateries on nearby St John's Hill. The Rifleman Public house is close by and they pride themselves on being part of the local community. Excellent schools are within easy reach, including Sevenoaks Primary, St John's Primary, Knole Academy, Trinity School, and grammar options. Bat & Ball station is also approximately half a mile away, enhancing connectivity. Properties on Camden Road rarely come to the market, reflecting its status as one of Sevenoaks' most desirable and convenient residential streets. This peaceful yet central location attracts families and commuters alike, with recent sales and listings on the road highlighting strong demand for its blend of character homes, proximity to amenities, transport links, and scenic surroundings. The Bees, having last changed hands in 2012, represents a truly rare opportunity to acquire a charming cottage in this enviable setting.

## AGENTS NOTE

Local Authority Sevenoaks  
Conservation Area No  
Council Tax Band Band E  
Council Tax Estimate £2,957  
Flood Risk  
Rivers & Seas  
Very low  
Surface Water  
Very low

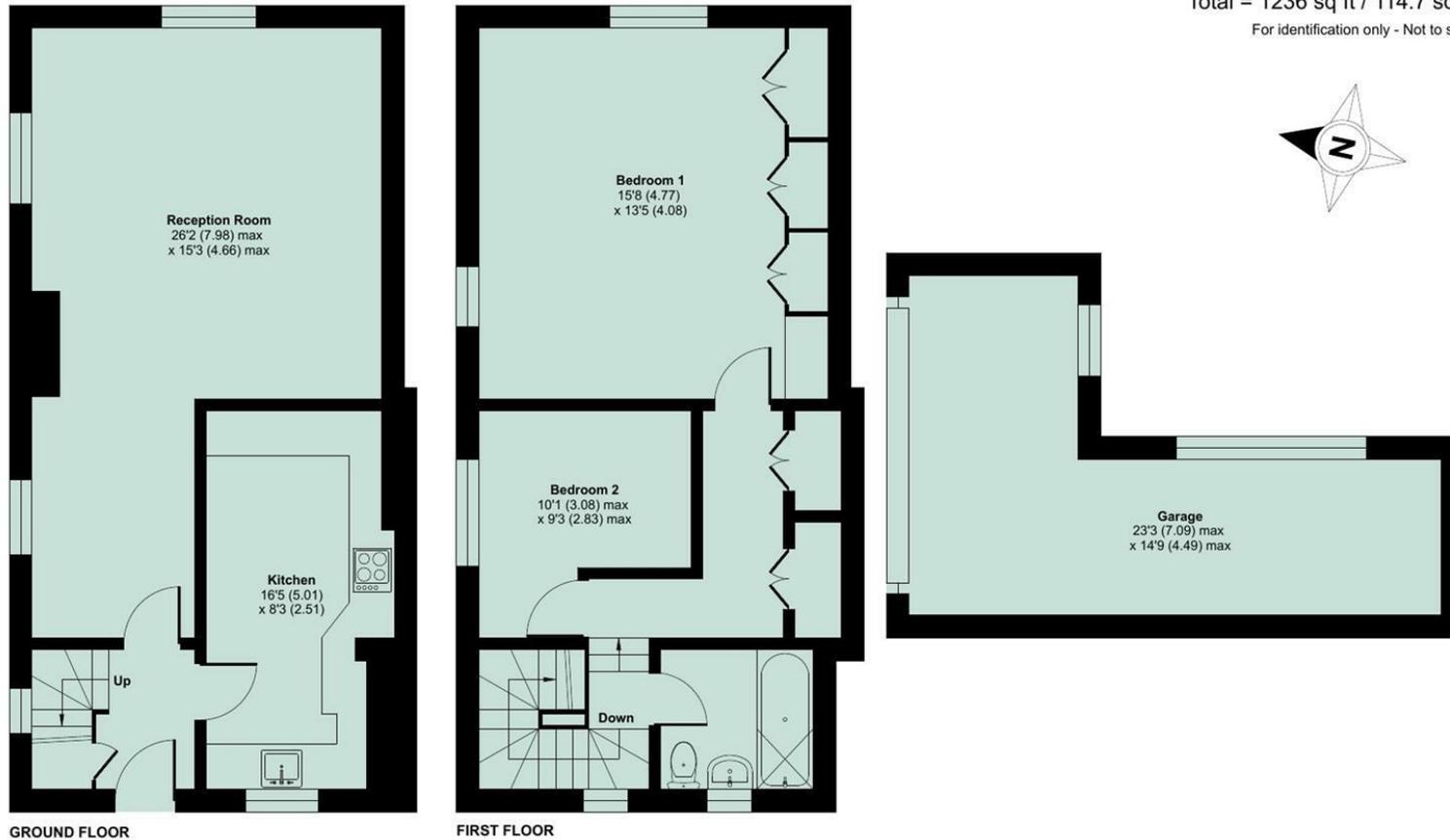
# The Bees, Camden Road, Sevenoaks, TN13

Approximate Area = 1020 sq ft / 94.7 sq m

Garage = 216 sq ft / 20 sq m

Total = 1236 sq ft / 114.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Ibbett Mosely. REF: 1418793

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EPC Rating- D

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