



Ibbett Mosely

5 School Cottages School Lane, Seal,
Sevenoaks, TN15 0BQ



Situated in a conservation area near the heart of the village, close to the church, library and local shops and primary school.

The village of Seal is north-east of the town of Sevenoaks in West Kent. There are three community halls, library, shops, restaurants and a public house. Seal Recreation Ground offers public amenity space for sports and leisure activities.

Seal has a Primary School and Secondary School and close by in the village of Otford there is a further Primary School and the highly regarded St Michaels and Russell House Preparatory Schools.

The closest railway stations to the village are at Bat & Ball and Kemsing with services to London Victoria and Blackfriars. There are several bus routes that connect Seal with surrounding villages and towns.

Almost two miles drive away is Sevenoaks Town Centre offering a wider range of shops, restaurants, businesses, a sports centre, theatre/cinema complex and Sevenoaks main line station with services to London on the Charing Cross and Cannon Street line. The M25 motorway can be accessed at the Chevening interchange which is about 3 miles away linking to the other motorways.

- Grade II Listed Semi Detached Cottage
- Three Bedrooms
- Kitchen with Utility
- Sitting Room / Dining Room
- Cottage Style Garden with Shed
- Gas fired heating
- Some Secondary Double Glazing
- Landing Inner reception area
- Some exposed beams
- Fine views across land and to the local Parish church

PROPERTY SUMMARY

Entrance Vestibule – Welcoming covered canopy entrance leading to vestibule with radiator and terracotta tiled style flooring.

Kitchen – Dual-aspect with comprehensive range of base units, work surfaces, , space for appliances (fridge, dishwasher, washing machine), gas boiler, inset sink, terracotta tiled style flooring.

Dining Area / Sitting Room – Open-plan feel with dual-aspect windows, door to side, radiator, attractive log burner , exposed beams and timbers, built-in low-level cupboard, alcove display housing meters.

First Floor Landing – Window to side, access to boarded roof space. understairs storage cupboard

Bedroom 1 – Dual-aspect windows, radiator, built-in wardrobe cupboards.

Inner Landing lobby reception area– Radiator, access to roof space, small cupboard , exposed timbers.

Bathroom – Suite with panelled bath with shower over, wash hand basin with cupboard under, WC; part timber panelling and tiled walls, window to side.

Bedroom 2 – Window to side, radiator.

Bedroom 3 – Window to side with fine views towards the church, radiator.

Outside – Attractive cottage style garden with shed and power, accessed across a public right of way.

LOCATION

Bramley Cottage occupies a sought-after position in the conservation area near the heart of Seal village, close to the church, library, local shops, primary school, and other amenities. Seal is a charming, community-focused village in West Kent, situated north-east of Sevenoaks in a scenic valley between

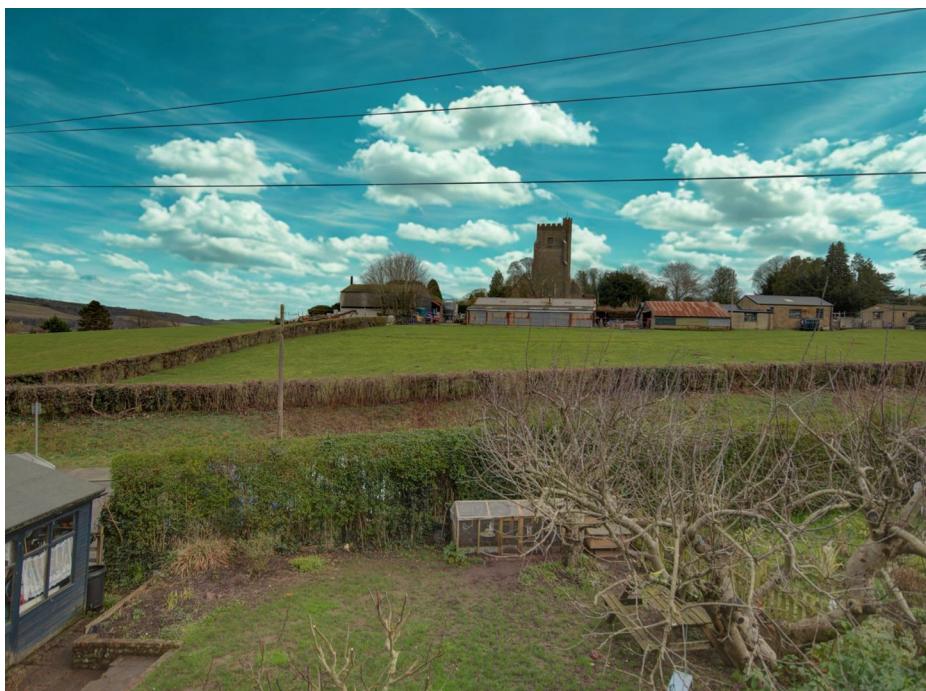




the North Downs and Greensand Ridge. The village offers everyday conveniences including shops, restaurants, a public house, community halls, recreation ground for sports and leisure, and excellent schooling (local primary and secondary options, plus nearby highly regarded preparatory schools in Otford such as St Michael's and Russell House). Transport links include nearby stations at Bat & Ball and Kemsing (services to London Victoria and Blackfriars), bus routes to surrounding areas, and Sevenoaks mainline station (Charing Cross and Cannon Street lines) just under two miles away. The M25 (Chevening interchange) is approximately 3 miles distant for wider connectivity. This peaceful yet convenient village setting combines rural charm with easy access to Sevenoaks town centre's broader facilities, including shops, sports centre, theatre/cinema, and mainline rail services.

AGENTS NOTE

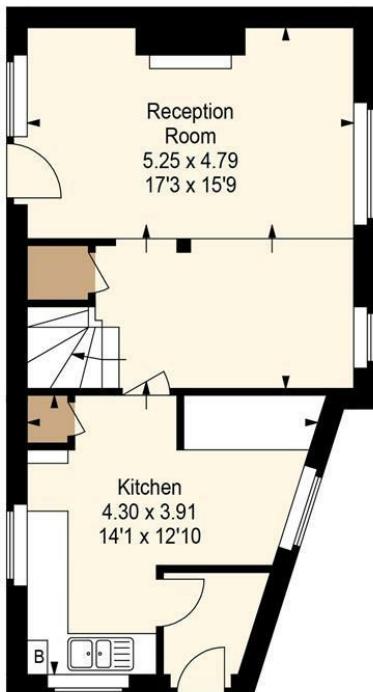
Local Authority Kent
Conservation Area Seal
Council Tax Band Band E
Council Tax Estimate £2,957
Flood Risk Rivers & Seas
Very low
Surface Water
Very low



Bramley Cottage, 5 School Cottage, Sevenoaks, Kent, TN13 1UT

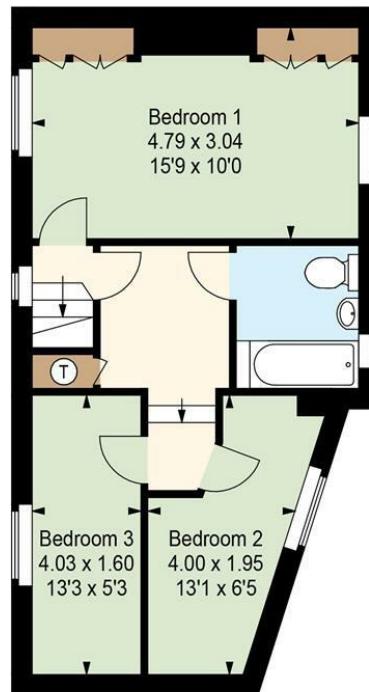
Ground Floor

Approx. 41.26 sq. meters (444 sq. feet)



First Floor

Approx. 41.26 sq. meters (444 sq. feet)



Approximate Gross Internal Area = 82.52 sq m / 888 sq ft

For Illustration Purposes Only - Not To Scale

Ibbett Mosely

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EPC Rating- D

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