



Ibbett Mosely

6 Shenden Way, Sevenoaks, TN13 1SE



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A CHARMING DETACHED FAMILY HOME FULL OF CHARACTER AND POTENTIAL WITH SCOPE FOR UPDATING AND IMPROVEMENT AND PLENTY OF SPACE TO EXTEND (STPP) IF REQUIRED. WITH A GENEROUS PLOT AND SET ON THE SOUTH SIDE OF SEVENOAKS.

**GUIDE PRICE £1,200,000 FREEHOLD
EPC Rating D; Council Tax band G.**

- 4 spacious bedrooms
- Sought-after Sevenoaks location
- Potential for extension
- EPC rating D; Council Tax Band G
- Detached character house
- Close to Sevenoaks School
- Easy access to A21
- 2 spacious reception rooms
- 1.5 miles to mainline station
- Needs updating and improvement

Set in the desirable Shenden Way, this charming detached house offers a wonderful opportunity for families seeking a home in the heart of Sevenoaks. Spanning an impressive 1,697 square feet, this property boasts two spacious reception rooms, four well-proportioned bedrooms, and a family bathroom, making it ideal for both relaxation and entertaining.

Built in 1944, this home has been cherished by the same family for over 50 years, reflecting a warm and inviting atmosphere. While it is in need of some updating and improvement, this presents a unique chance for new owners to personalise the space and create their dream home. The property also holds great potential for extension, subject to planning permission, allowing for further enhancement to suit your family's needs.

The location is superb, situated on the sought-after south side of Sevenoaks, regarded as one of the best market towns to live in. Residents will enjoy easy access to the vibrant High Street, renowned

Sevenoaks School, and the mainline station, which is approximately 1.5 miles away. For those commuting, the A21 is just a short drive away, providing excellent links to London, the coast, and the wider motorway network.

Additionally, the property offers ample parking for several vehicles, a rare find in this area. With its blend of potential, location, and space, this house is a fantastic opportunity for families looking to settle in a thriving community. Don't miss the chance to make this house your home and add your personal touch to a property with so much history and promise.

Location

The property is situated south of Sevenoaks School and the High Street. Sevenoaks has recently been recognised as one of the most aspirational commuter towns to live in.

Sevenoaks Town Centre has an abundance of small independent speciality shops and boutiques

alongside M&S and Waitrose. You'll be spoiled for choice by the number of outstanding pubs and restaurants both in town and the surrounding villages. The Stag Community Arts Centre offers a rich and varied calendar. However, Knole is really the jewel in the town's crown. Situated on the eastern edge of Sevenoaks, this stunning 600-year-old stately home combines numerous historic treasures with an imposing walled garden and 1,000-acre deer park. Sporting facilities in and around the area include riding schools, a cricket club, tennis, fishing and sailing facilities as well as a choice of golf courses. Additionally, the Sevenoaks Leisure Centre offers an excellent gym and pool and there's a wide variety of private health club facilities in the area.

Primary Schools: Amherst School, Riverhead Infant School, Sevenoaks CP, St Thomas' RCP, Lady Boswell's CEP School and St John's CEP.

Secondary Schools: Weald of Kent Grammar - Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy and The Trinity School in Sevenoaks. Skinners' School, Tunbridge Wells.

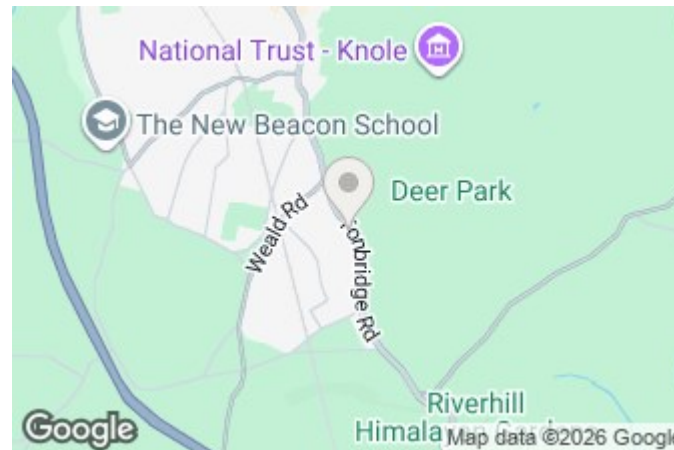
Independent Schools: Walthamstow Hall, Solefields, the Granville and New Beacon Schools in Sevenoaks, St Michaels & Russell House Schools in Otford. Radnor House in Sundridge.

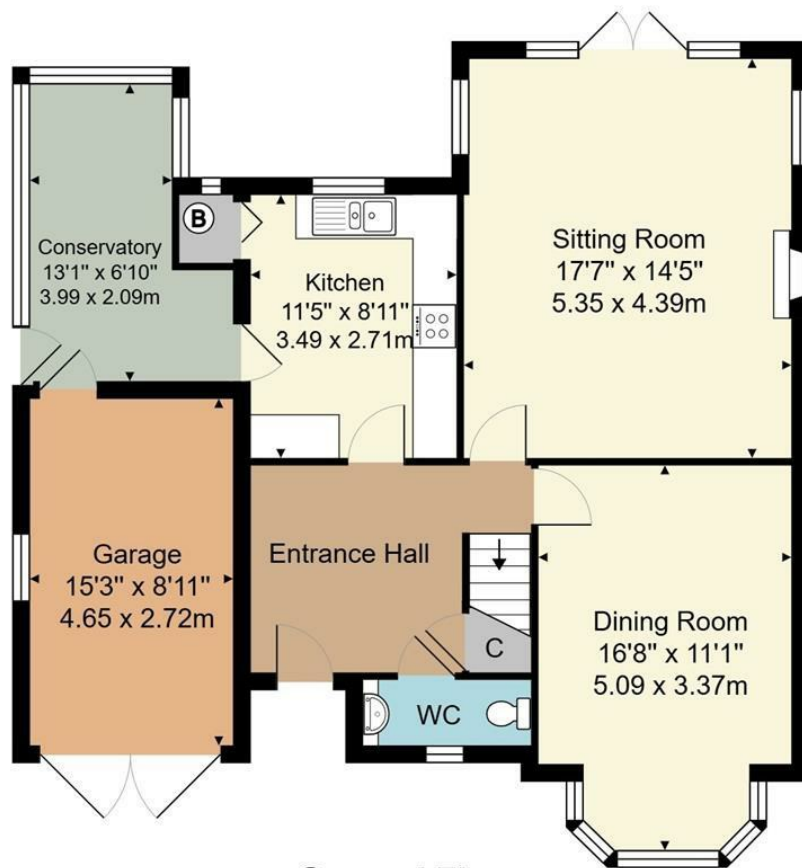
Motorway Links: The A21 is a short drive away linking to the M25 via the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel and the Dartford River Crossing.

Mainline stations: Sevenoaks Mainline Railway Station taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross; Bat and Ball railway station with services to London Bridge/Victoria/Blackfriars taking around 50 minutes.

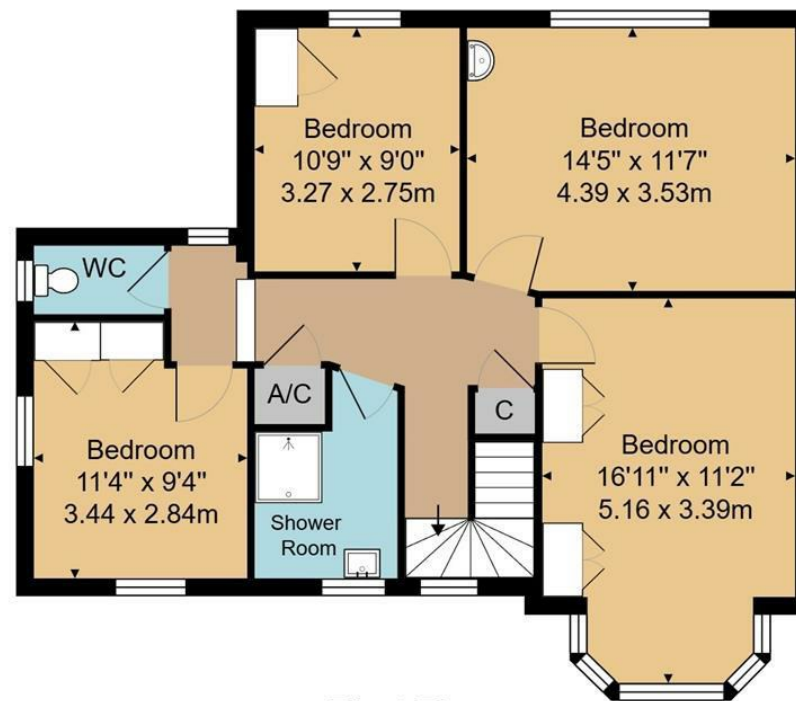
Directions

From Sevenoaks High Street proceed south, passing Sevenoaks School on the left and leave the town centre. After about half a mile Shenden Way will be found on the right and the property a short distance along the road on the right.





Ground Floor



First Floor

Approx. Gross Internal Area 1697 ft² ... 157.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- D

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