

10 Bedroom Detached House for Sale - **£1,250,000**

The Glebe Field, Shoreham Lane, Sevenoaks, Kent, TN13 3DR



KEY FEATURES

- 525 SQUARE METRES • 10 BEDROOMS WITH ENSUITE FACILITIES • 1 SELF CONTAINED TWO BEDROOM FLAT • TWO COMMERCIAL KITCHES • MULTIPLE CAR PARKING SPACES • INVESTMENT OPPORTUNITY • CONVENIENT FOR SEVENOAKS STATION • COMMUNAL GARDENS • COMMERCIAL EPC B RATING • COUNCIL TAX BAND G

Description

St Mary's was previously used as assisted living. Built in the mid eighties it is a relatively new building in good order on the outside. The property benefits from 9 bedrooms with en-suites on the ground floor but all of these need complete refurbishment along with commercial kitchen facilities and laundry room. There is a large reception area and communal dining room. To the first floor is a two bedroom flat. The property requires all new services as these have been stripped out

The property would now suite an alternative use. The vendors have explored the possibility of using the building as an HMO as well as considering other options. Under its current license it could be used for rehabilitation of the over 55s although it is likely to favour a residential development, subject to planning, and the removal of existing covenants

Location

Riverhead has a good selection of local shops, including a convenience store, butcher and pharmacy. Tesco supermarket is just under a mile away. Sevenoaks town centre offers a array of shops, restaurants, as well as the Stag theatre.

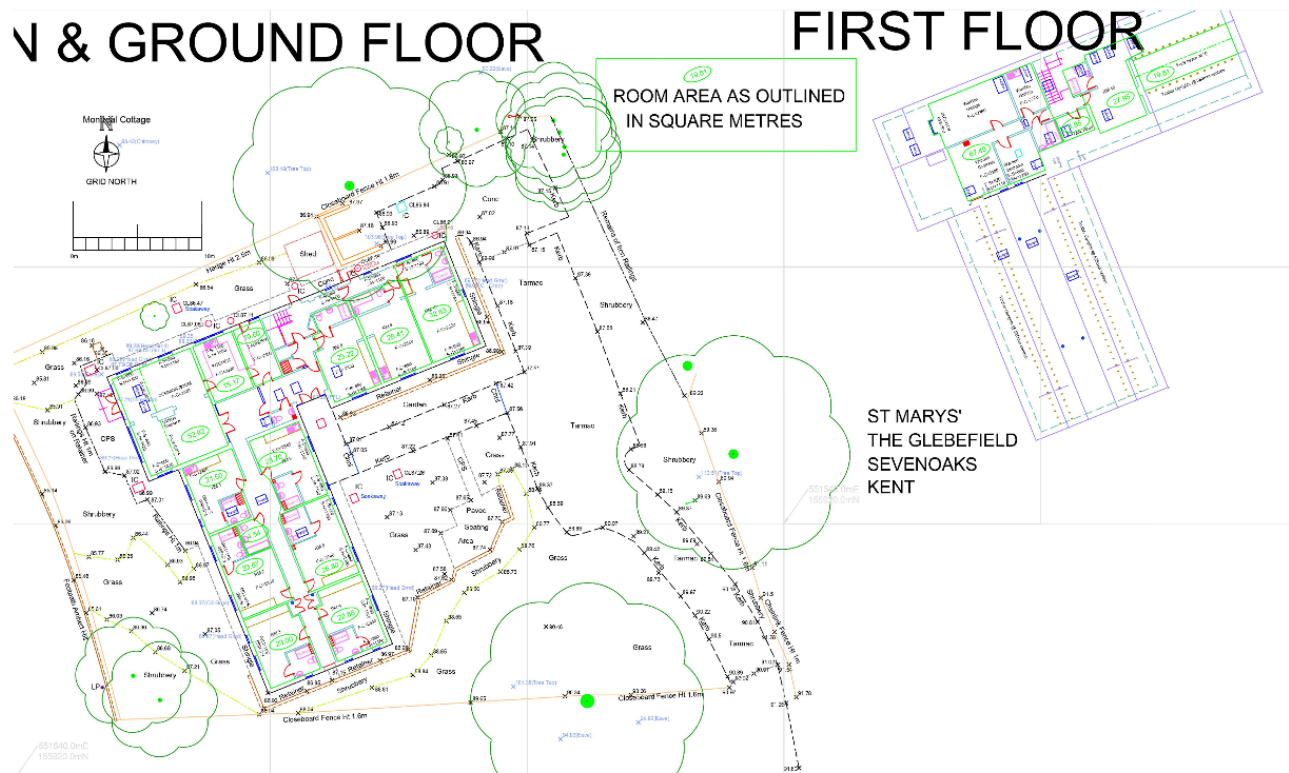
Sevenoaks offers a wide selection of well-regarded schools in both the public and private sectors including Walthamstow Hall, The Granville School, Lady Boswells Primary, Sevenoaks Primary, St Thomas' and St Johns' Primary Schools, Amherst and Riverhead Infants Schools, Knole Academy, Trinity School and the renowned Sevenoaks School. There is a Grammar School for girls in Sevenoaks and a boys Grammar School will be opening in September 2021.

The A21 at Chipstead gives access to the M25. Sevenoaks mainline rail station provides fast and frequent services to London Charing Cross (via London Bridge and Waterloo East)

Leisure facilities include Golf , Sailing, Tennis , Cricket on the Green along with general health and wellbeing facilities







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Additional Information

AML Disclaimer for Purchasers

- MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we require verified ID from purchasers before instructing and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.
- While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.
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