



MILL LANE, SEVENOAKS

KENT

Guide Price £650,000 Freehold

JACKSON-STOPS 

**6 MILL LANE
SEVENOAKS
TN14 5BX**

MODERN TOWNHOUSE WITH LIGHT-FILLED, SPACIOUS INTERIORS OF OVER 1800 SQ FT WITH PRINCIPAL SUITE, GARDEN AND PARKING, WITHIN 0.6 MILES OF STATION, SCHOOLS AND AMENITIES



DESCRIPTION

A modern townhouse of over 1800 sq ft featuring a spacious open-plan kitchen/dining/family room opening onto a terrace, a separate sitting room, and a principal suite occupying its own floor with dressing room and ensuite, alongside three further bedrooms and family bathroom. Benefitting from a courtyard garden and private parking for two cars, conveniently located within 0.6 miles of the station, schools and local amenities.

FEATURES

- Enter the property via a spacious entrance hall with attractive sightlines through to the garden and contemporary oak flooring.

Kitchen/dining/family room

- An expansive open-plan room spanning the width of the property, filled with natural light from two sets of French doors opening directly onto the terrace. The kitchen is fitted with a range of modern units complemented by composite stone worktops and a selection of high-end integrated appliances; oven, induction hob, microwave, dishwasher, washing machine and fridge/freezer.

Sitting room

- A bright and inviting reception room featuring oak flooring and large windows overlooking the front aspect.
- Cloakroom

First floor

- The first floor provides three generous double bedrooms, two benefitting from Juliette balconies. One bedroom enjoys views over the park, while the remaining two overlook the garden. All bedrooms offer space for wardrobes.
- The large family bathroom is fitted with a contemporary suite comprising a double-ended bath, separate rainfall shower and useful storage.

Second floor

- Occupying the entire top floor, the principal bedroom suite is a spacious and light-filled retreat enhanced by four Velux windows, fitted wardrobes and extensive built-in eaves storage.
- With a second room with garden aspect, currently a dressing room with fitted storage, but could be used as a nursery or office.
- The stunning ensuite bathroom features a freestanding bath and walk-in rainfall shower.

Garden

- The low-maintenance courtyard-style garden is arranged over two levels, with a terrace adjoining the house with paving and astro turf. Steps lead to a lawned upper level, enclosed by fencing and climbing plants; the garden provides a private and sunny outdoor space.

To the front, a brick-paved driveway provides private parking for two cars and a small lawn, tree and shrubs.

Agents Notes:

- Some images have been virtually staged with digital furnishings for illustrative purposes only. Furnishings shown are not included in the sale.

SITUATION

Mill Lane is a residential street located off Seal Road, close to Bat & Ball rail station (0.6 miles), with links directly to London West Hampstead Thameslink (stops include Elephant & Castle, Blackfriars, City & St Pancras) - London Blackfriars in about 1 hour. Alternatively, a short journey across to Sevenoaks station from Bat & Ball, puts you onto the Charing Cross/London Bridge line (Bat & Ball to London Bridge can be achieved in about 42 minutes).

Within a short walk (less than 0.4 miles) are three local shops including a Sainsbury's Local and a One-Stop/post office. There is also a pharmacy on St Johns Hill and a Sainsburys superstore within 1.2 miles of the property. Sevenoaks town centre (about 1.5 miles) offers a broad range



of shops and facilities including a large M&S, The Stag cinema/theatre, library and sports centre.

Greatness Park and playing fields are opposite the property including a playground and football club and there is rugby, tennis and cricket clubs around the Vine area in the town.

Sevenoaks is renowned for its excellent selection of schools, most notably Sevenoaks School in the town centre. Several well-regarded schools are in close proximity of this property including Trinity school, the grammar annexes (0.5 miles), Walthamstow Hall, The Granville, Sevenoaks Preparatory School and primary schools including St Johns, Sevenoaks Primary, Riverhead and Amhurst and Seal Primary School. Additionally, there are Grammar schools in Tonbridge and Tunbridge Wells as well as Tonbridge Boys School.

The A21 at Chipstead provides access to the M25 (about 2.5 miles) and thereby the motorway network, Gatwick, Heathrow and Stansted International Airports, as well as the Channel Tunnel Terminus and Ports and Ebbsfleet International Terminal.

PROPERTY INFORMATION

- Services: Mains gas, electricity, water and drains.
- Local Authority: Sevenoaks District Council
- Council Tax band: F (£3,702.44 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From Sevenoaks High Street head north towards Bat and Ball. After 1.3 miles at the Bat and Ball junction lights turn right onto Seal Road/A25. After 0.3 miles turn left onto Mill Lane and No 6 can be found on the left-hand side, opposite the playground.

IMPORTANT NOTICE

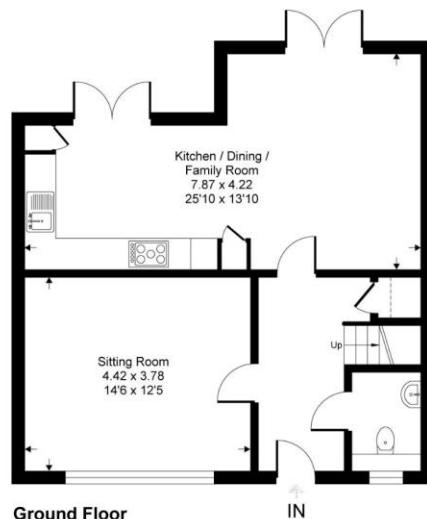
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

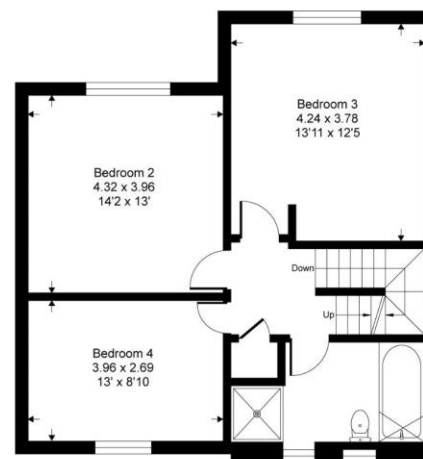


6 Mill Lane, TN14 5BX

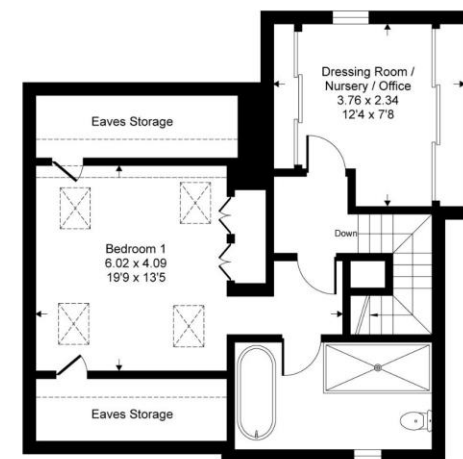
Approximate Gross Internal Area = 167.6 sq m / 1805 sq ft
(excludes restricted head height)



Ground Floor



First Floor



Raised Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Jackson Stops

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