



BRADBOURNE VALE ROAD, SEVENOAKS
GUIDE PRICE £695,000 FREEHOLD

JACKSON-STOPS 

THE MILL

BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3DH

***NO ONWARD CHAIN* GRADE II LISTED BARN CONVERSION
OF 1456 SQ FT WITH ORIGINAL PERIOD FEATURES,
COURTYARD GARDEN, GARAGE AND PARKING, LOCATED
WITHIN 0.8 MILES OF SEVENOAKS STATION**



DESCRIPTION

Occupying part of a former mill and barn dating from the 18th century, this characterful three-bedroom home beautifully combines period charm with modern family living. The well-proportioned accommodation includes two reception rooms and two bathrooms, complemented by a low-maintenance courtyard garden, garage and two parking spaces in the shared drive. Conveniently located within 0.8 miles of Sevenoaks Station and close to a range of primary and secondary schools.

FEATURES

- Approached via the attractive front courtyard, the timber framed brick mill and adjoining timber barn immediately showcase the character and charm of this unique home. Retaining a wealth of original features, including exposed beams, high ceilings and traditional latch-key doors, the property is undergoing window replacement throughout to double glazed, black aluminium (except veluxes).
- A front door opens directly into the kitchen, which is fitted with a range of white painted units, tiled flooring, an integrated oven and hob, and space for a washing machine, dishwasher and fridge/freezer. Adjacent is a generously proportioned cloakroom.
- The spacious dining room is accessed from both the kitchen and the original entrance hall. Enjoying a dual aspect, it is filled with natural light and offers pleasant views over the front courtyard.
- To the rear, the sitting room benefits from dual-aspect windows overlooking the garden, creating a bright and welcoming living space. Adjoining this is a versatile second reception room with a vaulted ceiling, a Velux roof window and a further window overlooking the garden. This flexible space would make an ideal snug, playroom or home office.
- The original entry is allocated at the side of the property into the entrance hall which gives access to the dining and sitting room, and the front and rear garden.

- To the first floor, the principal bedroom enjoys a large dormer window overlooking the front courtyard and offers ample space for wardrobes and additional bedroom furniture. This room is complemented by a spacious contemporary en-suite shower room.
- There are two further bedrooms, including a double bedroom to the side and a third bedroom to the rear with an attractive pitched ceiling. Both are served by a well-appointed family bathroom.
- Outside, the low-maintenance rear courtyard garden is enclosed by mature hedging, creating a private setting with a patio area ideal for outdoor dining and entertaining. To the front, a gravelled shared drive provides parking for two cars. The property further benefits from a garage.

SITUATION

The Mill is located in the popular Bradbourne Lakes area of Sevenoaks, and close to the town centre, local schools, mainline rail station and access onto the Motorways links

Immediately next to the property is a riding stables and Wildlife Reserve offering 73 hectares of walking trails, 5 lakes and ponds. The town centre about 1.3 miles away offers a wide range of shops, cafes, pubs, restaurants and other facilities including The Stag cinema/theatre, Waitrose supermarket and M&S clothes and food store. There is also a leisure centre and various sports clubs.

Sevenoaks mainline station (0.8 miles) serves London Charing Cross and Cannon Street with fast and frequent services (London Bridge from 24 minutes).

Sevenoaks offers a wide selection of well-regarded schools in both the public and private sectors, including Sevenoaks Primary, Riverhead Infant and Amherst Junior Schools and the renowned Sevenoaks School, Walthamstow Hall, Trinity and Knole Academy, the new Weald of Kent Grammar and Tunbridge Wells Boys Grammar annexes in Sevenoaks to name but a few.



There are several sports clubs in the town including cricket played at The Vine and golf courses at Knole and Wildernesse.

Knole Park provides about 1,000 acres of National Trust deer park and is the perfect backdrop for walking and running.

The A21 at Chipstead (1.4 miles) gives access to the M25 and thereby the national motorway network, Gatwick, Heathrow and Stansted Airports. Channel Tunnel Terminus and Ports.

PROPERTY INFORMATION

- Services: Mains electricity, gas, 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 our office proceed down London Road towards the railway station and turn right opposite the station into Hitchen Hatch Lane. Take the first left into Bradbourne Park Road and then left again into Bosville Road. Follow the road round to the right and continue to the T-junction and turn right onto Bradbourne Vale Road and The Mill is on the right-hand side just after the Riding Centre.

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 contract.

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

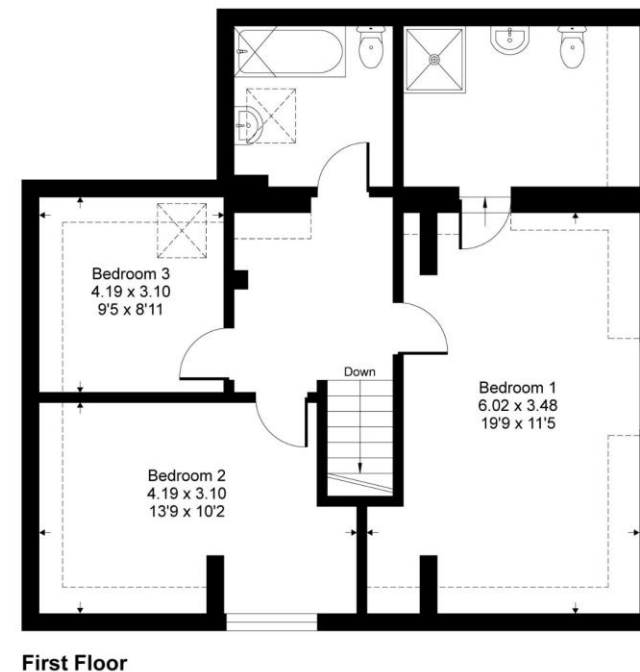
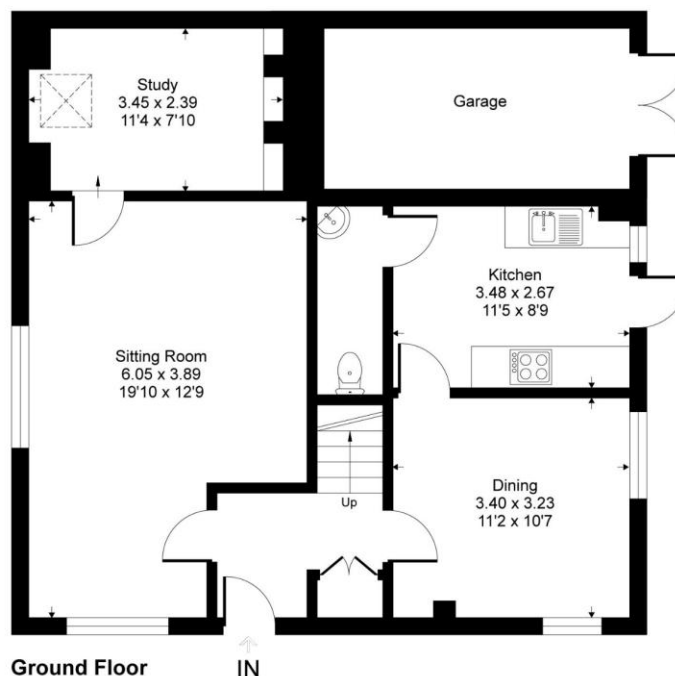


The Mill Bradbourne Vale Road, TN13

Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft

Approximate Garage Internal Area = 11.1 sq m / 120 sq ft

Approximate Total Internal Area = 135.2 sq m / 1456 sq ft
(excludes restricted head height)



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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