



2 Forge View Carters Hill, Underriver, Sevenoaks, Kent, TN15 0RY

Guide Price £825,000

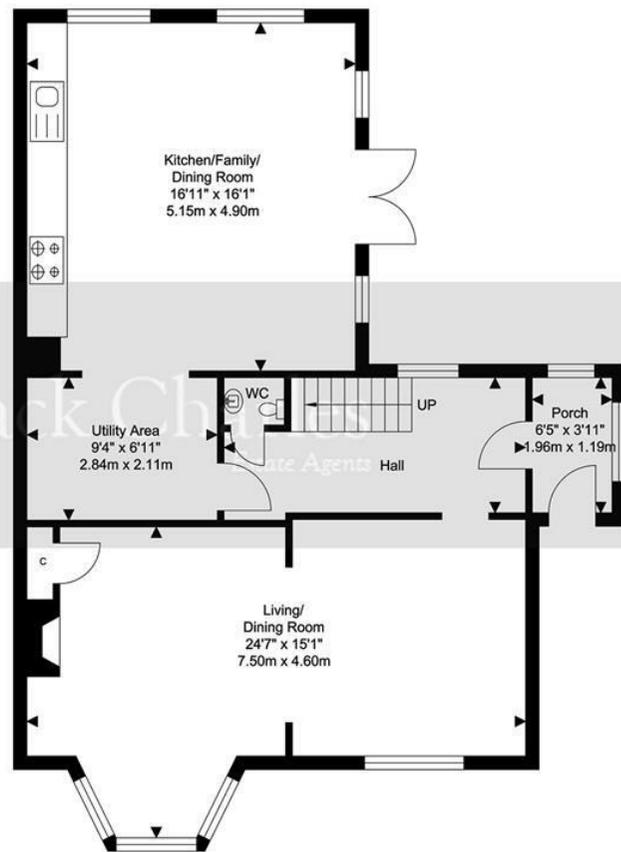
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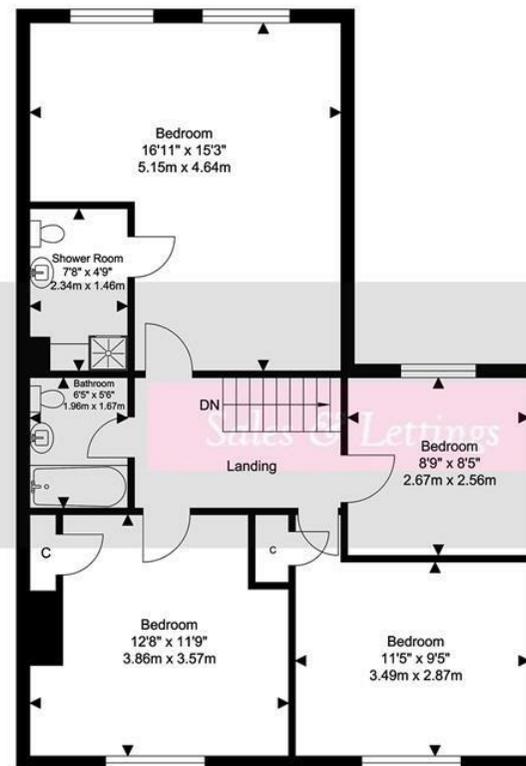
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Highly Sought Village Location
- Extended Semi Detached House
- Four Good Size Bedrooms
- Double Reception Room
- Open Plan Kitchen/Diner
- En-Suite & Family Bathroom
- 140ft Rear Garden
- Stunning Countryside Views
- Idyllic Semi Rural Location
- Internal Viewings Recommended



Ground Floor
Approximate Floor Area
776.61 SQ.FT.
(72.15 SQ.M.)



First Floor
Approximate Floor Area
711.27 SQ.FT.
(66.08 SQ.M.)

TOTAL APPROX FLOOR AREA 1487.89 SQ.FT. (138.23 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Forge View occupies an enviable rural location within the picturesque hamlet of Underriver in the Metropolitan Green Belt and an Area of Outstanding Natural Beauty. This charming semi detached property has benefitted from a double story extension providing a spacious and versatile layout ideal for family accommodation with some characterful features complimented by a glorious rear garden adjoining fields to the rear with delightful views across surrounding countryside from both the front and rear elevations. In principle the property an entrance porch and hallway with doors leading off to a double aspect double reception room offering an open fireplace and country views. The inner hallway offers a cloakroom w.c and useful utility room which in turn leads through to a large dual aspect open plan kitchen/diner offering a fitted kitchen to one side and generous dining space with reclaimed wooden floor and underfloor heating offering a well lit, practical and social space ideally suited for modern living. To the first floor the landing offers four bedrooms (three doubles and a generous single) with the principal bedroom offering en-suite as well as this floor serviced by a family bathroom. Each of the rooms offer wonderful elevated views which are a real feature. Externally the property offers parking to the front together with front garden. The rear garden is a particular feature offering approx 140ft of space whilst backing onto open fields at the back, as well as nice patio to the immediate side/rear of the kitchen/diner french doors. The location of Underriver is often sought being such a charming rural location that is just south of Sevenoaks and is found close to Hildenborough and Tonbridge that each offer a wide choice of well regarded schooling, amenities and regular train services to London.

Underriver

Set in a central position within the sought-after village of Underriver to the south of Sevenoaks. Forge View is situated in the beautiful village of Underriver set just to the south of Sevenoaks. The village has a historical heart with a Church, village hall and popular pub/restaurant along with an array of beautiful country walks amongst this highly sought area of outstanding natural beauty and whilst having the benefit of a village location, the house is conveniently located for easy access and amenities. Hildenborough station is 2.8 miles away offering mainline links to London Bridge, London Charing Cross and London Cannon Street. The A21 at Hildenborough is nearby and links to the north with the M25 providing links to London, the national motorway network, Gatwick, Heathrow and Stansted airports, the Channel Tunnel and Bluewater Shopping Centre. The property is conveniently placed with Sevenoaks town being just 4.1 miles away, where a comprehensive range of shops, boutiques, restaurants and bars can be found, as does Tonbridge which is 5.2 miles away to the south. There are numerous excellent primary schools in the area, in the villages of Weald, Shipbourne, Hildenborough and Seal. Both prep and senior schools are easily accessible, including Hilden Grange, Hilden Oaks, Sevenoaks Prep, Sevenoaks School, Tonbridge, Walthamstow Hall, The Judd School and Tonbridge Girls Grammar.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







