



Sevenoaks

Kent TN13 1NU



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A substantial detached family house situated on one of Sevenoaks' most prestigious private roads within a mile of Sevenoaks mainline station.

GROUND FLOOR

Entrance Hall
Cloakroom
Dining Room
Drawing Room
Music Room/Study
Kitchen/Breakfast Room
Utility Room

WEST WING

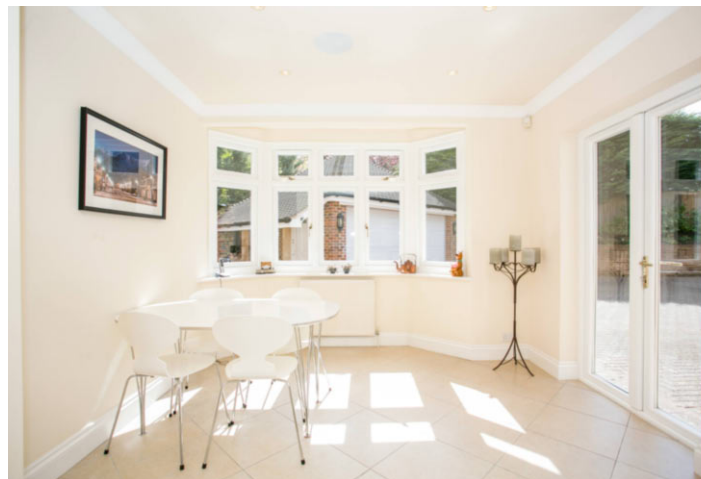
Living Room (currently used as Family Room)
Bedroom
En-Suite Bathroom

FIRST FLOOR

Master Bedroom with En-Suite Bathroom
5 Further Bedrooms, Two with En-Suite Facilities
Family Shower Room

OUTSIDE

Double Garage
Gardens
Shed
Ample Parking





PROPERTY

Extended by the current owners, the property is well presented throughout and offers light and spacious accommodation.

The front door leads into the bright and welcoming entrance hall with a galleried landing above, double doors lead through to the formal dining room which boasts a working fireplace with marble surround as well as a bay window and patio doors that open out onto an alfresco dining area. Through another set of grand double doors in the dining room you enter into the drawing room which is filled with light from the two sets of patio and sliding doors that open out onto the garden.

The kitchen/breakfast room is accessed from the central hallway and has been fitted with quality units, interspersed with integrated appliances and granite work surfaces running over. This space also benefits from ample space for dining lit by another bay window and is heated with underfloor heating. Leading on, past a back door to the garden, you come to a generous utility room with large storage cupboards and a further door leading on to the garden. Continuing through you come to the family room which is equipped with wiring for surround sound music system and boasts another light catching bay window. The music room/study is accessed from the entrance hall and provides a versatile space for work or play with a lovely outlook onto the garden. The ground floor accommodation is completed by a cloakroom.

The first floor landing leads onto six bedrooms, three of which benefit from en-suite facilities, two with underfloor heating. The master bedroom is fantastically spacious and flooded with light from the Juliet balcony overlooking the garden, with a luxurious en-suite,





which also benefits from electric underfloor heating, incorporating a skylight, double basin, bath and double shower. There is also a family shower room running off the landing.

The West Wing could also be used as an annexe with a living room, which is currently used as a family room and a separate staircase leads to another spacious bedroom with en-suite facilities, all of which is heated with water-based underfloor heating.

OUTSIDE

The property is set well back from the road and approached via a brick paved driveway which leads to the detached double garage. The property is set in approximately 1/3 of an acre of extremely private garden which has been landscaped to include a large patio area and steps that lead down to a good-sized expanse of level lawn. Raised flower beds provide a burst of colour and a mature tree with swing completes the outside space.

SITUATION

Sevenoaks is an affluent commuter town located in western Kent, with Tonbridge positioned approximately 7.3 miles south-east, Maidstone approximately 19 miles east and Central London approximately 28.5 miles north.

The town has the benefit of a mainline station, located approximately 0.9 of a mile from the property, providing fast rail services to Central London along with a wide range of regional towns. Services include access to London Bridge, Waterloo East, London Charing Cross, London Cannon Street and the South Coast.

Sevenoaks also benefits from good road links, with junction 5 of the M25 being located approximately 2.5 miles north west, with additional access to the M26 providing a through road to the M20.



The property is situated in a prime location on Oakhill Road, which is one of the town's most prestigious and sought-after private roads. Sevenoaks High Street is 0.7 of a mile away (by car) and has a comprehensive range of shopping facilities with both national brands and independent businesses, recreational facilities including the Stag Theatre and cinema, leisure centre with swimming pool and fitness suite and a fine selection of restaurants. There is also a footpath near the property which leads to South Park and the High Street, which is half a mile by foot.

The town has a fascinating history and evidence of Stone Age man has been found in Knole Park, the 1,000 acre deer park that once belonged to Henry VIII.

DIRECTIONS

From our prominent High Street office proceed in a northerly direction past the shops and at the Pembroke Road traffic lights turn left. Continue to the end and at the traffic lights turn right onto London Road and proceed down Tubs Hill. Immediately after passing the mainline station on the left hand side, turn left into Oakhill Road and continue for about 2/3 distance. The driveway entrance to the property will then be found on the left hand side, just before a property called Hillside. Continue down the driveway and take the right hand fork where the private parking will be found.

TENURE

Freehold

SERVICES

All main services are connected.

LOCAL AUTHORITY

Sevenoaks District Council
Council Tax Band G



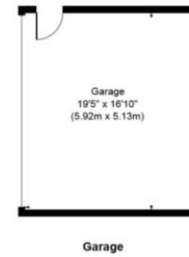
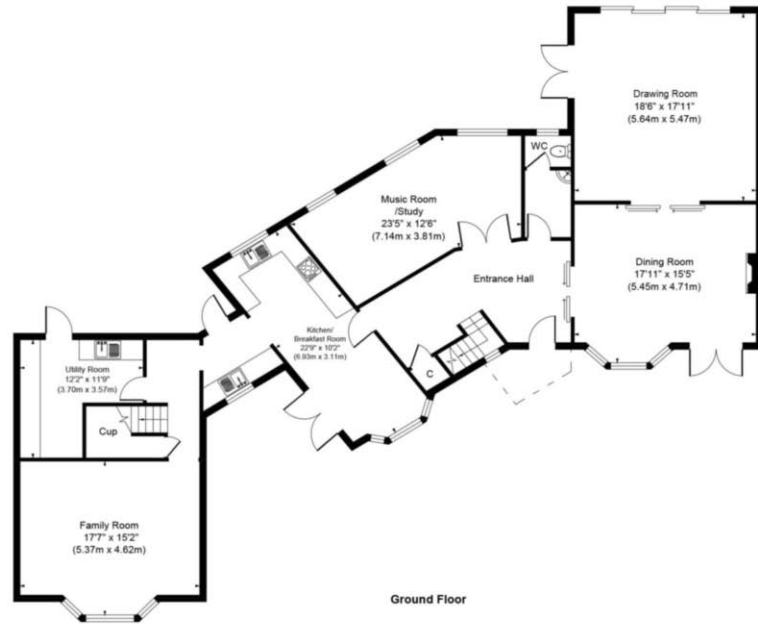


| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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House Approx. Internal Floor Area 3380 sq. ft / 314.06 sq. m
Garage Approx. Internal Floor Area 326 sq. ft / 30.37 sq. m
Approx. Gross Internal Floor Area 3707 sq. ft / 344.43 sq. m

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.

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