



Sevenoaks

Kent TN13 3HF

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A detached family house, located on a private gated road in central Sevenoaks, within walking distance of the mainline station and High Street. The property sits on a plot of approximately 1/3 acre with a beautifully landscaped rear garden with far reaching views.

- Entrance Hall
- Family Room
- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Utility Room
- Shower Room
- Master Bedroom with En-Suite Bathroom
- 4 Further Bedrooms
- Family Bathroom
- Separate W.C.
- Off-Road Parking & Gardens

### Property

Since purchasing the property, the current owners have renovated throughout and done a large extension which has doubled the size of the original house.

The front door opens into a generous entrance hall with parquet flooring, two storage cupboards and stairs leading to the first floor. To the left is a good-sized double aspect family room with parquet flooring, an attractive fireplace, a window to the front and double doors leading to the garden. Across





the hallway another door leads into the kitchen/breakfast room with solid wood flooring which is open to the dining room. The modern kitchen is fitted with stylish cream shaker style units with a granite worktop over incorporating a double sink and drainer unit. There is an integrated double oven, a hob with extractor hood over and an integrated dishwasher. A window overlooks the garden. The breakfast area is the heart of the home with a window to the front and a log burning stove creating a cosy atmosphere. This is open to the dining room which has double doors leading to the garden. From here a door leads to a sitting room with solid wood flooring and a window overlooking the garden. Next door is a recently fitted shower room with tiled floor and part tiled walls with a smart white suite comprising a shower, wash hand basin and W.C. A large utility room with space for further appliances and a door to the front drive completes the ground floor accommodation. The sitting room, utility room and downstairs bathroom could easily be turned into a self-contained annexe to accommodate a relative or Au Pair.

Upstairs the space is well laid out to accommodate a family. At the top of the stairs to the left is the generous master bedroom with double aspect windows and a large en-suite bathroom with tiled floor and part tiled walls, a bath, separate shower, wash hand basin and W.C. There are four further bedrooms, two overlooking the front and two overlooking the back, and a large built-in cupboard on the landing. The family bathroom has a tiled floor and part tiled walls and is fitted with a contemporary suite comprising a bath with shower over, a wash hand basin and W.C. Another separate W.C. completes the first floor accommodation.

### Outside

The house is approached via a driveway providing off-road parking for several vehicles, there is a bike shed and a gate gives side access to the rear garden. At the back of the house,







there is a large sheltered patio with steps leading to a level area of lawn with a further large shed. From here, steps lead to a further area of lawn where you have delightful views. The garden is a most attractive feature of the property with mature trees and shrubs providing seclusion and deep borders with an array of colourful plants. There are plenty of hidden areas too making it good fun for children!

### 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 0.5 of a mile from the property, providing fast rail services to London Bridge, Waterloo East, London Charing Cross and London Cannon Street.

Sevenoaks also benefits from good road links, with junction 5 of the M25 being located approximately 2 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 Woodside Road, which is a gated private road. Sevenoaks High Street is 0.8 of a mile away 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.

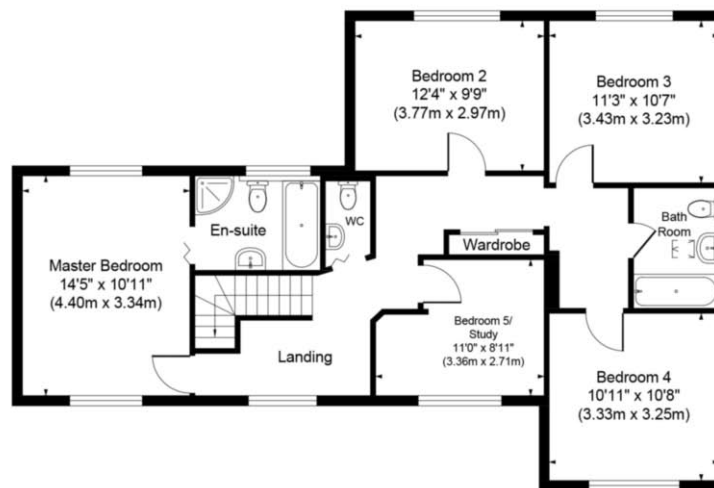
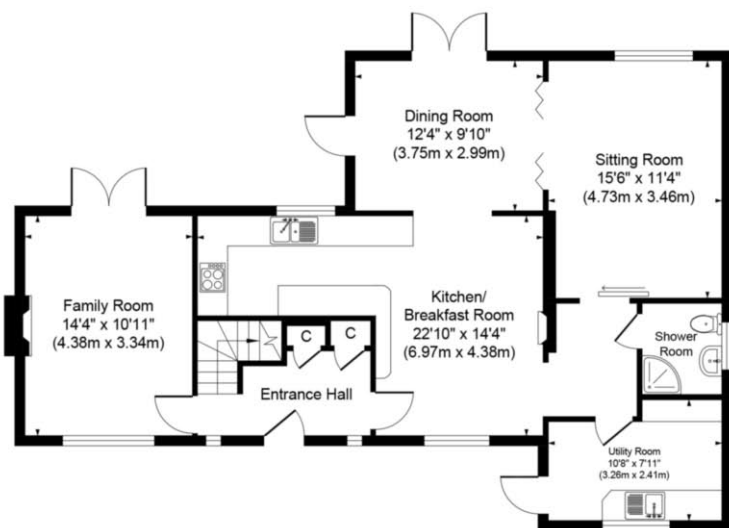
The town has a fascinating history and evidence of Stone Age man has been found in Knole Park, the 1,000 acre deer park that once belonged to Henry VIII.











Approx. Gross Internal Floor Area 1918 sq. ft / 178.28 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.

## Directions

From our prominent High Street office proceed in a northerly direction, over the Pembroke Road traffic lights and down Dartford Road passing the Vine Cricket ground on the right hand side. Take the third turning on the left into Mount Harry Road and after about 0.2 of a mile, turn right into Woodside Road. The property will then be found about half way down on the left hand side.

## Tenure

Freehold

## Services

All main services are connected.

## Local Authority

Sevenoaks District Council  
Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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