



94 Oakhill Road

Sevenoaks, Kent TN13 1NU



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A substantial detached family house on an elevated plot on one of Sevenoaks' most prestigious private roads within a mile of Sevenoaks mainline station. The property has been cleverly designed with the modern day family in mind and the light, spacious accommodation has a wonderful flow adding to the ambience.

GROUND FLOOR

Entrance Hall
Sitting Room
Dining Room
Study
Kitchen/Breakfast/Family Room
Utility Room
Cloakroom

FIRST FLOOR

Master Bedroom with En-Suite Bathroom
Guest Bedroom with En-Suite Shower Room
3 Further Bedrooms
Family Bathroom

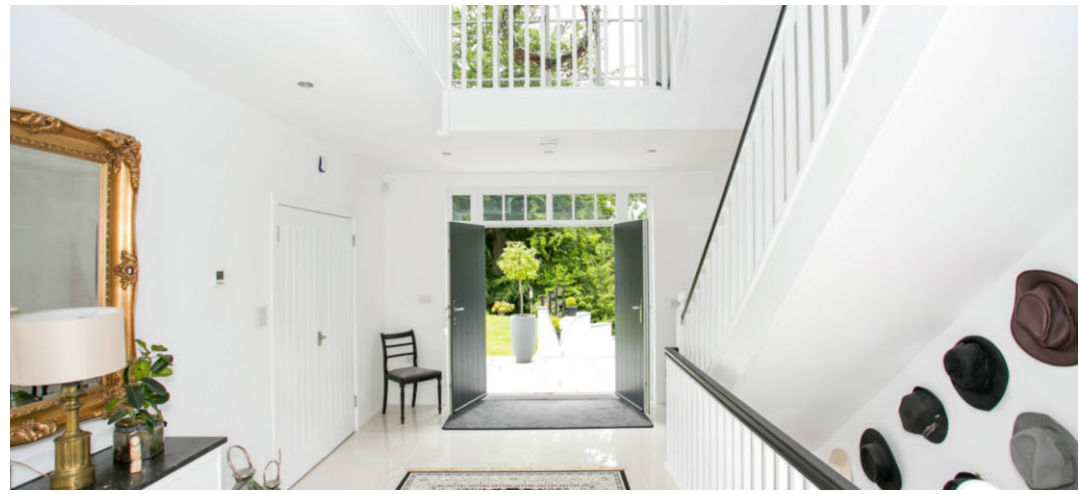
SECOND FLOOR

Bedroom/Playroom
2 Further Bedrooms
Bathroom

OUTSIDE

Integral Garage
Landscaped Gardens
In all about 0.35 of an acre





PROPERTY

Built by the current owners and finished in October 2013, the property is presented to a very high standard with great attention to detail including Italian porcelain tiled flooring to the bathrooms, ash wood flooring to the reception rooms, Argon filled windows and a CCTV system and alarm.

The versatile accommodation is set over 3 floors and the use of large windows, bi-folding doors and Juliet balconies gives a very light and spacious house.

The property has a C energy efficiency rating and includes an air source heat pump that powers the underfloor heating and a rain water harvesting system.

Double doors open to a spacious entrance hall with stairs to the first floor and lower ground floor, a large double door cupboard and door to the cloakroom. To the left of the entrance hall is a study with double doors to the sitting room which has a substantial feature fireplace and bi-folding doors to the rear terrace. Double pocket doors off the entrance hall lead to the dining room with bi-folding doors to the rear terrace and double doors to the sitting room and kitchen/breakfast/family room. The kitchen has been comprehensively fitted with a range of contemporary white gloss base units with integrated appliances and an American style fridge/freezer. The breakfast/family area is open-plan to the kitchen and has bi-folding doors to the rear terrace. Off the kitchen is a utility room with a door to the outside.

The staircase from the entrance hall rises to the impressive first floor landing which in turn leads to the second floor. There is a substantial feature window giving views towards the town and overlooking Kippington Meadow. The master bedroom benefits from a large Juliet balcony, built-in sliding door wardrobes and a large en-suite bathroom with a double





Jacuzzi bath, double shower cubicle, twin wash hand basins and W.C. The guest bedroom also benefits from a Juliet balcony and en-suite shower room. There are 3 further bedrooms and the family bathroom on this floor. The 5th bedroom is currently being used as a gym and could be incorporated into the master suite as a dressing room.

The versatile accommodation to the second floor comprises 3 bedrooms and a further bathroom. The current vendors use one of the bedrooms as a sitting room and another as a sewing room.

OUTSIDE

The property is approached via a driveway, which leads to the integral garage with an electric up-and-over door. There is also an area of lawn to the front and steps lead up to a paved terrace and the double entrance doors.

The rear garden is south facing and the granite paved terrace at the front continues around the side and rear of the house, providing a perfect space for entertaining to the immediate rear of the property. The remainder of the garden is terraced and laid to lawn.

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 the south side of 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 0.6 of a mile where the driveway entrance will be found on the right hand side.

TENURE

Freehold

SERVICES

All main services are connected.

LOCAL AUTHORITY

Sevenoaks District Council
Council Tax Band H





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(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	

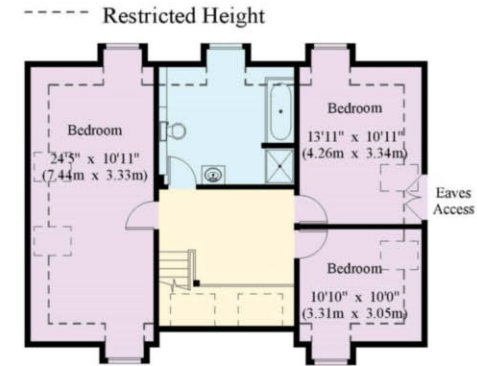


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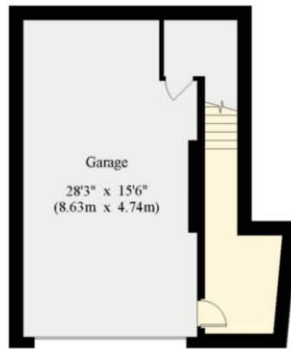
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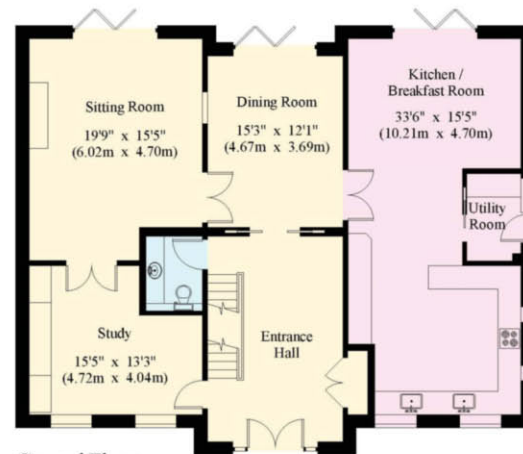
Gross Internal Area : 413.1 sq.m (4446 sq.ft.)
(Including Garage)



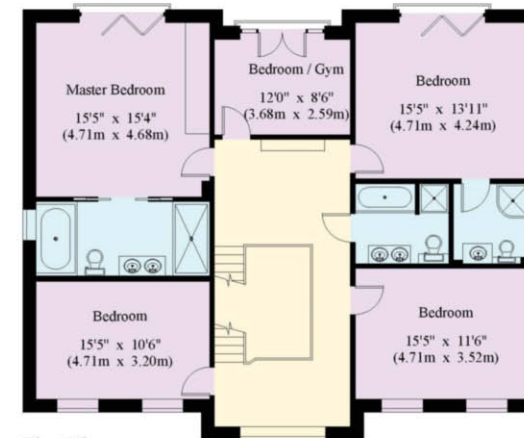
Second Floor



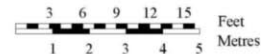
Lower Ground Floor



Ground Floor



First Floor



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