

# 63 OAKHILL ROAD

SEVENOAKS, KENT



## 63 OAKHILL ROAD

SEVENOAKS TN13

**An award winning and stunning contemporary house designed by the architects Richard Reid and Associates, constructed in 2004 and situated in this desirable private road, providing easy access to the town centre and station**

Reception hall • Drawing room • Sitting room • Dining room • Study • Kitchen • Breakfast room • Utility room • Cloakroom

Lower ground floor annexe with two bedrooms • Two shower rooms and kitchen

Master suite comprising double bedroom, dressing room and en-suite bathroom • Balcony • Four further double bedrooms • Main bathroom • Cupboard with laundry chute  
Driveway with parking for several cars • Large rear terrace • Sun balcony Attractive rear gardens

Gross internal area: 3848 square feet.

Sevenoaks Station 0.5 of a mile • Sevenoaks High Street 0.6 of a mile • M25 (Junction 5) 2 miles • Tonbridge 7.2 miles • Tunbridge Wells 11.7 miles • Central London 26 miles  
(All distances are approximate)

### **Pen-Y-Cwm**

A striking contemporary house designed by the renowned architects Richard Reid and Associates, constructed in 2004 to exacting standards. The property is set on a mature and leafy plot, within the smart and sought-after private address of Oakhill Road, just away from the town centre and offering easy access to both the high street and station.

### **Situation**

The property is this highly sought-after town centre private road, only 0.6 of a mile from the high street and 0.5 of a mile from the station.







Sevenoaks High Street offers a range of shops, boutiques, bars and restaurants and there are numerous leisure facilities in the local vicinity including, Sevenoaks Tennis and Hockey clubs, golf at Wildernesse and Knole, cricket at The Vine, and Sevenoaks Rugby Club. There is a selection of good schools in the area including New Beacon, Solefields, Trinity Free School, Weald of Kent Grammar (opening September 2017) Knole Academy, Walthamstow Hall and the internationally renowned Sevenoaks School. Sevenoaks station provides mainline links to London Bridge (27 minutes), London Charing Cross (36 minutes) and London Canon Street (35 minutes). The M25 (Jct 5) is circa 2 miles away, providing links to London, the national motorway network, Gatwick, and Heathrow airports, Ebbsfleet International (HS1) the Channel Tunnel and Bluewater Shopping Centre.

Please Note all train times are the quickest available times. Sourced on 17/03/2017 using [www.thetrainline.com](http://www.thetrainline.com)

#### **Ground Floor and Lower Ground Floor**

The front door opens in to the reception hall which is vaulted and immediately gives a feeling of space. There is a fantastic open plan kitchen, breakfast and dining room which is ideal for day to day living. The kitchen by Smallbone is bespoke with a comprehensive range of oak units, with black granite work surfaces and a selection of appliances by Kupperbusch. This leads through to the dining room which has a Scandinavian recessed log burning stove, views over the rear garden and doors which lead to the balcony. Pocket doors separate the open plan living area from the drawing room and can slide back to create an incredible space for entertaining, or be closed to encourage a more cosy feel with a feature open fireplace and log store. Also of note on the ground floor is a study, informal sitting room, large utility room and ground floor cloak room.

Stairs lead down to the lower ground floor which is separated from the house by a lockable door and leads to an internal flat where there is a central kitchenette and two bedrooms, both with French doors on to the rear terrace and both served by their own shower rooms.



## First Floor

The master suite is impressive and offers a double bedroom, dressing room, luxuriously appointed en-suite bathroom and a private balcony for morning coffee. The remainder of this level's accommodation is set around a half galleried landing with an atrium affording plenty of natural light, and there are four further double bedrooms and a main bathroom which has been beautifully appointed with high specification sanitary ware and fittings.

## Externally

The house is approached from the road via a block paved driveway offering parking for several cars. As the rear of the house there is a secluded garden with a large terrace considered ideal for entertaining, and leading on to a mature garden with an expanse of lawn and interspersed with trees, shrubs and plants.

## Services and Local Authority

Mains water, mains electricity, mains drainage, gas fired central heating.

Sevenoaks District Council 01732 227000

## Fixtures and Fittings

All items known as vendor's fixtures and fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

**Postcode : TN13 1NT**



Lower Ground Floor

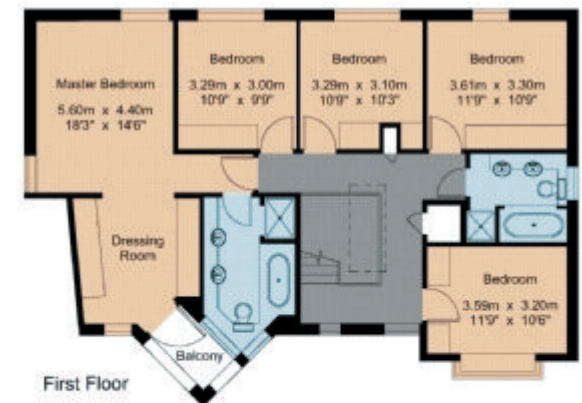


Ground Floor



63 Oakhill Road

Gross Internal Area : 357.5 sq.m (3848 sq.ft.)



First Floor



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