

6 HOLLYBUSH CLOSE

SEVENOAKS • KENT





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*A substantial and cleverly extended family house of 4378 sq. ft.
in a prestigious town centre address*

Ground Floor: Reception hall • Drawing room • Dining room • Family room
Study • Garden room • Kitchen/breakfast/family room • Utility room • 2 cloakrooms

First floor: Master bedroom with en-suite bathroom • Guest bedroom with en-suite shower room
3 further bedrooms • Family bathroom • Gym/orangery

First Floor Guest Wing: Sitting/games room • 2 bedrooms • Bathroom

Integral double garage • Potential building plot (see Agent's Note) • Far reaching views
Established gardens and grounds

In all about 0.65 acre

Sevenoaks High Street 0.5 mile • Sevenoaks Station 0.9 mile
M25 Junction 5 3.1 miles • Tonbridge 7.7 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Situation

The property is situated in a highly sought-after residential area of Sevenoaks. It is well-placed for Sevenoaks High Street 0.5 mile away with a comprehensive range of shops and restaurants. Sevenoaks Station is 0.9 mile with mainline links to London Bridge, London Waterloo East, London Charing Cross and London Cannon Street. There are numerous recreational amenities in the vicinity including cricket at The Vine, golf at Wildernesse and Knole, an array of local sporting clubs and Sevenoaks Leisure and Swimming Pool.

There are numerous excellent schools in the area including Walthamstow Hall, New Beacon, The Granville, Sevenoaks Primary School, Sevenoaks Preparatory School and the internationally renowned Sevenoaks School. The property is 3.1 miles from the M25 at junction 5 providing links to the national motorway network.

6 Hollybush Close

6 Hollybush Close is an attractive and spacious detached family home. It has been in the same ownership since new and was built 22 years ago.

The current vendors substantially extended the property in 2001 and it is now extremely versatile. Of particular note is the first floor guest wing which could be used for a variety of purposes. It is currently set out to provide a sitting/games room, two bedrooms and a bathroom and this would be ideal for an au-pair, or dependant relative.

The property is in an elevated position and therefore benefits from some far reaching views. In addition there is planning permission granted for a new detached house in the northern section of the garden. Please see the Agent's Note.





Ground Floor

The front door opens into the reception hall with stairs to the first floor, access to the cloakroom and three of the reception rooms. The study is to the front. The double aspect sitting room has a feature fireplace and French doors to the rear garden. Glazed double doors from the hall lead to the dining room. The kitchen/breakfast room is south facing and double aspect. It is comprehensively fitted with a range of wall and base units and also has French doors to the rear garden.

There is a door to the spacious family room with a large picture window to the front. The utility room is in the heart of the house and connects with the second half. There is a garden room with access to the terrace and off which is a cloakroom, making the space very adaptable. There is a door from the garden room to the integral double garage with ample storage and an electric up and over door. A wide staircase leads from an inner hall to the first floor guest wing.

First floor

The first floor is divided into two sections. The principal section is accessed from the stairs in the reception hall. There is a spacious landing that opens on to the feature orangery/gym with Juliet balcony. The master bedroom is to the front with two double fitted wardrobes and an en-suite bathroom. There is a guest bedroom with en-suite bathroom to the rear. There are three further bedrooms and a family bathroom.



The guest wing is highly versatile and accessed from the wide second staircase. The principal area is currently set up as a multi-functioning room consisting of sitting room/games room and study. There are two bedrooms and a bathroom. The space would be perfect for either an au-pair or a dependent relative.

Externally

The property is approached from Hollybush Close via electric gates and a sweeping tarmac driveway leading to ample parking for several cars. The garden is divided into two distinct areas. The rear garden is laid predominantly to lawn with a paved terrace. There is an elevated area with far reaching views to Knole Golf course.

The front garden is laid to lawn with some mature trees and bordered by mature laurel hedging. There is planning permission to build a detached house here. (See Agent's Note)

Services

Services		
Water	✓	Mains (metered)
Electricity	✓	Mains
Central Heating	✓	Gas Fired
Drainage	✓	Mains

Agent's Note

The property has planning permission to build a detached house in the north section of the garden. However, prior to this being feasible, a Deed of Variation will need to be agreed and signed by the remaining five properties in Hollybush Close.

Fixtures and Fittings

All Items known as vendors fixtures and fittings are specifically excluded from the sale however certain items may be available by separate negotiation.

Postcode

TN13 3XW

Directions

From Sevenoaks High Street proceed in a northerly direction and at the fork continue straight onto Holly Bush Lane, passing the Vine Cricket Club on your left. Cross over Park Lane and take the second right, Hollybush Close. After approximately 300ft turn right into Hollybush Close and the property will be found towards the end on the right.

Local Authority

Sevenoaks District Council 01732 227000

Viewings

Viewings strictly by prior appointment with the vendors sole selling agents Knight Frank 01732 744477.

Approximate Gross Internal Floor Area
406.8 sq.m (4378 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

