

# SPINNEYS

KIPPINGTON ROAD • SEVENOAKS







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*An immaculate family house of 5166 sq.ft. set in delightful partly-walled gardens on the exclusive private Kippington Road*

Double height entrance hall • Drawing room • Dining room • Family room  
Conservatory • Kitchen/breakfast room • Utility room • 2 cloakrooms

Master bedroom with dressing area and en-suite bathroom • Guest bedroom suite  
3 further bedrooms • Family bathroom • 2 further second floor bedrooms

Integral triple garage with study/games room above

Superb landscaped partly walled gardens and grounds including  
a heated swimming pool with retractable cover

**In all about 0.81 acre**

Sevenoaks High Street 0.9 miles (By foot) • Sevenoaks station 1 mile  
M25 Junction 5 3.2 miles • Tonbridge 9.1 miles • London 28.8 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

Spinneys is located on the exclusive and highly sought-after private Kippington Road. Sevenoaks High Street with its excellent range of restaurants, supermarkets and boutique shops is 0.9 mile by foot. The house is 1 mile from Sevenoaks station with its mainline links to London Bridge, Waterloo East and Charing Cross. There are numerous excellent schools in the local area including New Beacon, The Granville, Sevenoaks Primary School, Trinity, Walthamstow Hall, Solefields and internationally renowned

Sevenoaks School. The town has a wide variety of sporting facilities including golf at Knole and Wildernesse, cricket at The Vine, tennis, hockey and rugby clubs and swimming at Sevenoaks Leisure Centre. The property is well-placed for the national motorway network at Junction 5 of the M25 3.2 miles away.

## Spinneys

The house is an attractive, spacious and versatile family home that was built in 2005 and has been in the same ownership from new. The vendors have superbly maintained the property and it is presented in immaculate order throughout.

At the heart of the ground floor is a double height entrance hall with galleried landing above. The oak staircase and balustrading is a dramatic feature rising through the house. The triple aspect drawing room has a feature fireplace and French doors to the





gardens. The room interlinks with the dining room also with French doors to the garden. The kitchen/breakfast room is well-appointed with a comprehensive range of wall and base units, granite worksurfaces and a range of integrated appliances including double oven and microwave, gas hob, dishwasher and an American fridge/freezer. The kitchen opens to the sitting room which leads to a spacious conservatory. The layout has been cleverly designed to capitalise on flow, making it perfect for entertaining. On the first floor are 5 bedrooms including 2

suites. The master suite also has a dressing area and the ensuite bathroom has a separate shower. All bedrooms on the first floor have fitted wardrobes. There are currently 2 further bedrooms on the second floor and planning permission for a 'Jack and Jill' bathroom. There is a large utility room with second cloakroom and an integral triple garage with electric roller doors. Above the garage is a study that could be used for a variety of purposes.

### Externally

Spinneys is approached from Kippington Road via electric gates and a gravel driveway leading to a spacious parking and turning area in front of the house. The front garden is a delightful feature being walled with lawn areas and established borders.

The house is very well-positioned within its plot. Immediately to the rear is an attractive covered decked terrace perfect for alfresco dining. The decking continues to the side of the house. The garden is predominantly laid to lawn with a wide array of mature trees and

shrubs. The historic wall continues along one side of the garden with a mature border filled with established shrubs and roses.

There is a heated swimming pool with retractable cover allowing it to be used all year round.

### Services

Electricity	✓	Mains
Central Heating	✓	Gas fired (part via under-floor heating)
Drainage	✓	Mains
Water	✓	Mains
Air conditioning	✓	In certain rooms

### Postcode

TN13 2LN

### Directions

From our office in the High Street proceed in a southerly direction. Turn right into Oak Lane, opposite Sevenoaks School. Continue down the hill and take the third turning on the right into Kippington Road. Proceed past Yeomans Meadow on the left and Kippington House (Large white building on the left, now apartments). Shortly after turn left and the entrance gate to Spinneys will be found at the end on the right.

### Viewings

All viewing must be made strictly by appointment with the vendors sole selling agents Knight Frank 01732 744477.

### Local Authority

Sevenoaks District Council 01732 227000

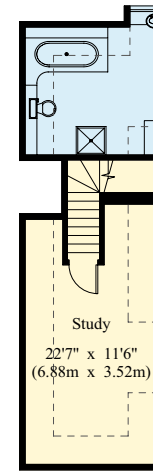
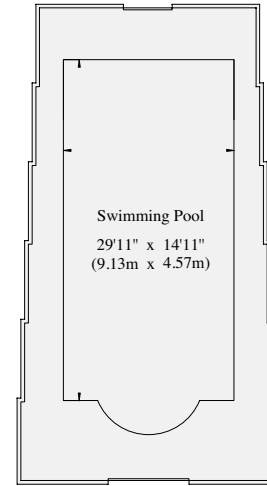
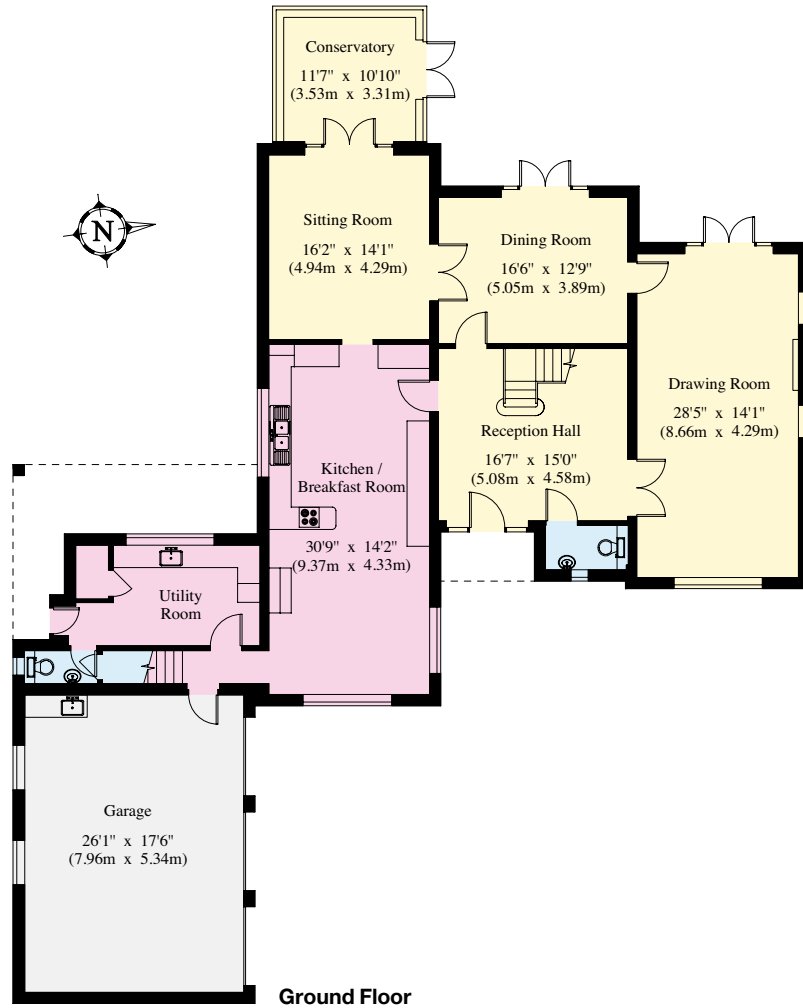


**Approximate Gross Internal Floor Area**

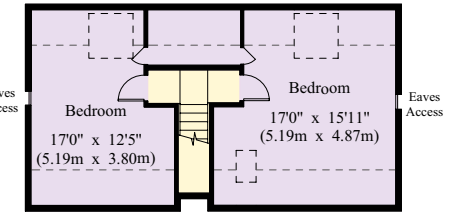
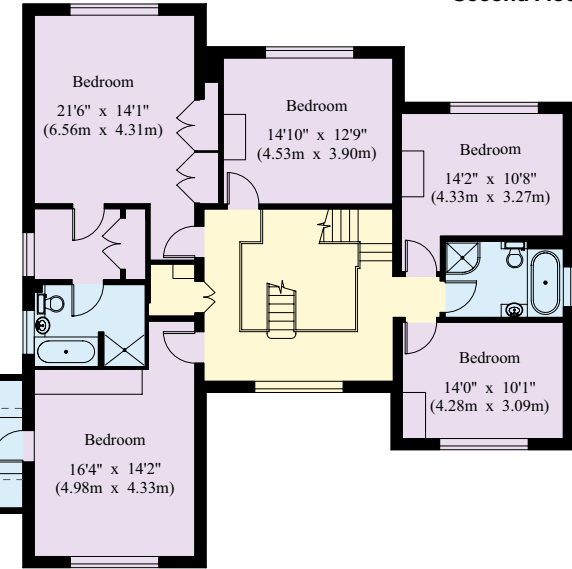
House including Garage: 480.0 sq.m (5166 sq.ft.)

Pool Enclosure: 79.7 sq.m (857 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



**First Floor**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(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			

