



Ibbett Mosely

Stone Ridge Quarry Hill, Sevenoaks, TN15 0HH





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**A UNIQUE DETACHED FAMILY HOME TUCKED AWAY AT THE END OF THIS FAVOURED PRIVATE ROAD. IT OFFERS SCOPE FOR UPDATING AND REFURBISHMENT YET OFFERS A LOVELY HOME THAT IS READY TO MOVE INTO.**

**PRICE: GUIDE PRICE £1,200,000 FREEHOLD**

- Unique Split-Level Detached House
- Tucked Away Private Road
- Close to Knole Park
- Convenient for schools, Station and Town
- 3/4 Bedrooms 3 Bathrooms
- Annexe Potential
- Circular Drive, Double Garage plus Car-Port
- Huge Potential to Update and Improve
- No Onward Chain
- EPC Rating D; Council Tax Band G



A unique split level 3/4 BEDROOM DETACHED HOUSE in a sought after private road in SEVENOAKS within easy reach of local amenities and just over a mile from the MAINLINE STATION. It has versatile and spacious accommodation with a split level ground floor ( 3 RECEPTIONS) and annex potential. It does need some UPDATING but can be lived in as is with NO ONWARD CHAIN.

### Description

Nestled in this quiet and sought-after private road, this unique split-level detached house offers an exceptional living experience. Spanning an impressive 2,238 square feet, the property boasts a generous layout particularly on the split level ground floor. It does require some updating and offers great scope for further extension/development subject to planning.

The spacious ground floor accommodation includes three well-appointed reception rooms plus a kitchen with breakfast area, perfect for both entertaining guests and enjoying family time.

The residence features three spacious bedrooms and two bathrooms upstairs with a fourth bedroom and shower/wc downstairs. The latter is in a wing that includes a kitchenette and utility room so could easily provide annex accommodation if required.

Built in the 1970s, this property combines classic mid/late 20th Century charm with modern living. Its location on a tucked-away private road ensures a peaceful atmosphere while still being conveniently close to the vibrant town centre, renowned schools, and the picturesque Knole Park. For commuters, the nearby station offers easy access to London and beyond.

Parking is a notable advantage, with space available for numerous vehicles, on the circular drive plus the double garage and attached car-port making it ideal for families or those who enjoy hosting gatherings.

This delightful home presents a rare opportunity to acquire a spacious and versatile property in a prime





location, perfect for those seeking a blend of tranquillity and accessibility.

#### Location

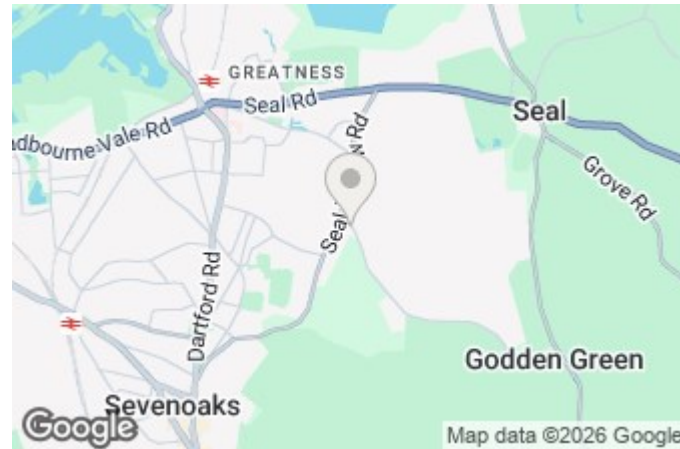
This property is ideally located with easy reach of the historic Vine, Knole Park and the High Street and just over a mile from the mainline station. Sevenoaks is now considered to be one of the most sought-after locations to live in the UK with a charming town centre offering a variety of restaurants, services and shops including many independent boutiques and both Marks & Spencer and Waitrose stores.

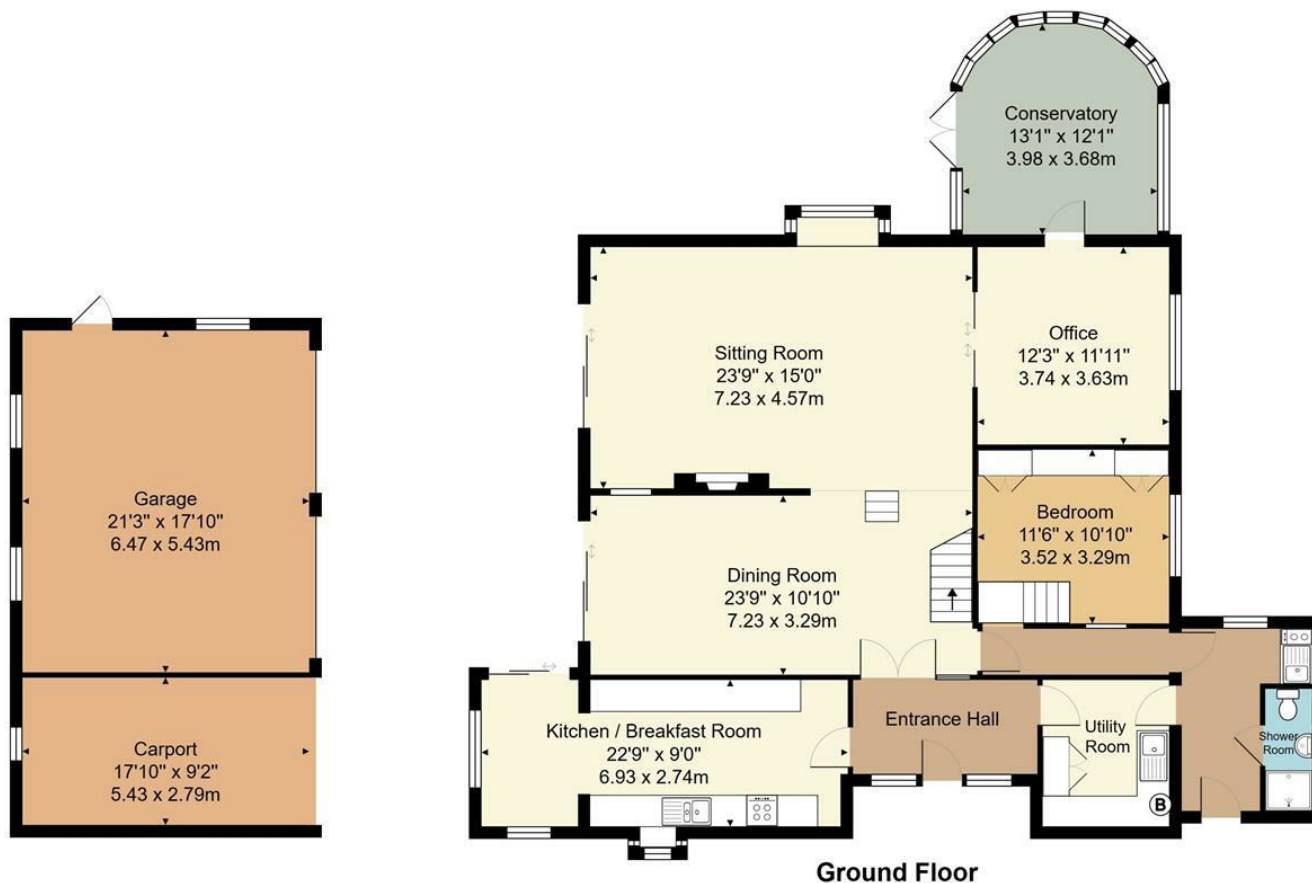
The Stag Community Arts Centre offers a rich and varied calendar. Knole is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park. There are excellent leisure and sporting facilities in and around the area. The nearby Sevenoaks Leisure Centre offers an excellent gym and pool and there is a selection of private health clubs and golf clubs.

There are excellent links for the commuter. London is accessible by rail from under 30 minutes with regular services to London Bridge/Waterloo East/Charing Cross as well as Cannon Street and Blackfriars. There is also access to the national motorway network via the M25 at Junction 5.

There is an excellent selection of private and state schooling in the area including several outstanding primary schools, notably Lady Boswell's less than half a mile away. The range includes: Weald of Kent Grammar - Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole

Academy and The Trinity School in Sevenoaks and Skinners' School, Tunbridge Wells. The Independent Schools include : Walthamstow Hall, Solefields, Sevenoaks Prep, Granville, New Beacon, St Michael's, Russell House, Sevenoaks School and Radnor House.





House Approx. Gross Internal Area  
2238 sq. ft / 207.9 sq. m

Garage Approx. Internal Area  
547 sq. ft / 50.8 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.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- D**

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