



Ibbett Mosely

St. Georges Road Sevenoaks TN13  
3ND Offers Over £1,000,000







# A beautifully presented and deceptively spacious detached former Victorian coach house, full of character situated in a favoured road in a plot of 0.15 of an acre. NO ONWARD CHAIN

## PROPERTY SUMMARY

A Distinctive and Characterful Family Home on a Highly Sought-After Sevenoaks Road

Situated on this favoured and sought-after residential road, this unique and characterful home offers well-balanced and versatile accommodation extending to approximately 1,840 sq ft including garage and outbuilding, ideally positioned within easy reach of Sevenoaks town centre, excellent shopping facilities, highly regarded schools and mainline transport links.

The property is entered via an entrance porch with tiled flooring, opening into a spacious central reception hallway that forms the hub of the home and provides access to the principal living spaces. The main reception room is generously proportioned, measuring over 20 feet in length, and enjoys a bright dual-aspect with an original window, a beautiful wood-panelled ceiling and a feature fireplace with multi-fuel burner. Double doors lead directly into the conservatory, creating an excellent flow for entertaining.

The conservatory is a particular highlight, extending to over 26 feet in length with a striking curved frontage. This bright and elegant space enjoys views across the rear garden and provides a wonderful additional reception area, with doors opening out and internal access to the ground-floor bedroom suite.

The kitchen is well positioned off the reception space and

- Detached former Victorian coach house bursting with original charm
- Gravel driveway providing ample off-street parking & garage
- Delightful conservatory with oak flooring and French doors
- Reception Room with Multi-fuel burner set within feature fireplace
- Two ground floor bedrooms with ensuite and adjoining shower room
- First Floor loft room used as the main bedroom
- Spacious Reception Hallway
- Family Bathroom with Jacuzzi bath
- Private rear garden with fruit trees
- The property is within easy reach of the town centre

offers a practical and well-arranged layout with a comprehensive range of base and eye-level units, built-in appliances and ample work surfaces. This is complemented by a separate utility room providing further storage, workspace and plumbing for appliances, as well as access to the outside.

A dedicated home office is located on the ground floor, ideal for home working or study. The family bathroom is also positioned on this level and is well appointed with a jacuzzi bath, separate corner shower, bidet, WC and vanity unit.

Bedroom accommodation is flexible and well distributed. Two generous bedrooms are located on the ground floor, making them ideal for family use, guests or multigenerational living with en-suite. The re is an adjoining shower room. The principal bedroom occupies the first floor via steps, offering a peaceful retreat with vaulted and beamed ceiling with built-in storage and door to outside space with far reaching views.

Externally, the property benefits from off-street parking to the front, with a gravel driveway leading to the garage. To the rear, the private garden is fully enclosed and thoughtfully arranged, featuring a raised lawn, patio entertaining area and a selection of mature fruit trees including apple, pear, green gage and plum, providing both privacy and seasonal interest.

This is a rare opportunity to acquire a truly individual







home combining character, flexible accommodation and a prime Sevenoaks location. Early viewing is highly recommended to fully appreciate the space, layout and setting on offer.

## LOCATION

The property is located in a sought-after residential area of Sevenoaks, within easy reach of many amenities including Sevenoaks Primary school. The town centre (approx 1.2m) and mainline station (approx 1m) are both within easy reach.

Sevenoaks Town Centre has an abundance of small independent speciality shops and boutiques alongside M&S and Waitrose. You'll be spoiled for choice by the number of outstanding pubs and restaurants both in town and the surrounding villages. The Stag Community Arts Centre offers a rich and varied calendar. However, Knole Park is really the jewel in the town's crown. Situated on the eastern edge of Sevenoaks, this stunning 600-year-old stately home combines numerous historic treasures with an imposing walled garden and 1,000-acre deer park. Sporting facilities in and around the area include riding schools, a cricket club, tennis, fishing and sailing facilities as well as a choice of golf courses. Additionally, the Sevenoaks Leisure Centre offers an excellent gym and pool and there's a wide variety of private health club facilities in the area.

Primary Schools: Amherst School, Riverhead Infant School, Sevenoaks CP, St Thomas' RCP, Lady Boswell's CEP School and St John's CEP.

Secondary Schools: 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. Skinners' School, Tunbridge Wells.

Independent Schools: Walthamstow Hall, Solefields, the Granville and New Beacon Schools in Sevenoaks, St Michaels & Russell House Schools in Otford. Radnor House in Sundridge.

Motorway Links: The M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel and the Dartford River Crossing.

Mainline stations: Sevenoaks Mainline Railway Station taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross; Bat and Ball railway station with services to London Bridge/Victoria/Blackfriars taking around 50 minutes.







## AGENTS NOTE

Council Tax Band Band G

Council Tax Estimate £4,032

Flood Risk

Rivers & Seas Very low

Surface Water Very low

## DIRECTIONS

Turn right onto St George's Rd, Head north on High St/A225 towards Suffolk Way, Turn left onto Bradbourne Rd, Turn right onto St George's Rd, Turn right to stay on St George's Rd and the property will be found on the right hand side



## St. Georges Road, Sevenoaks, TN13

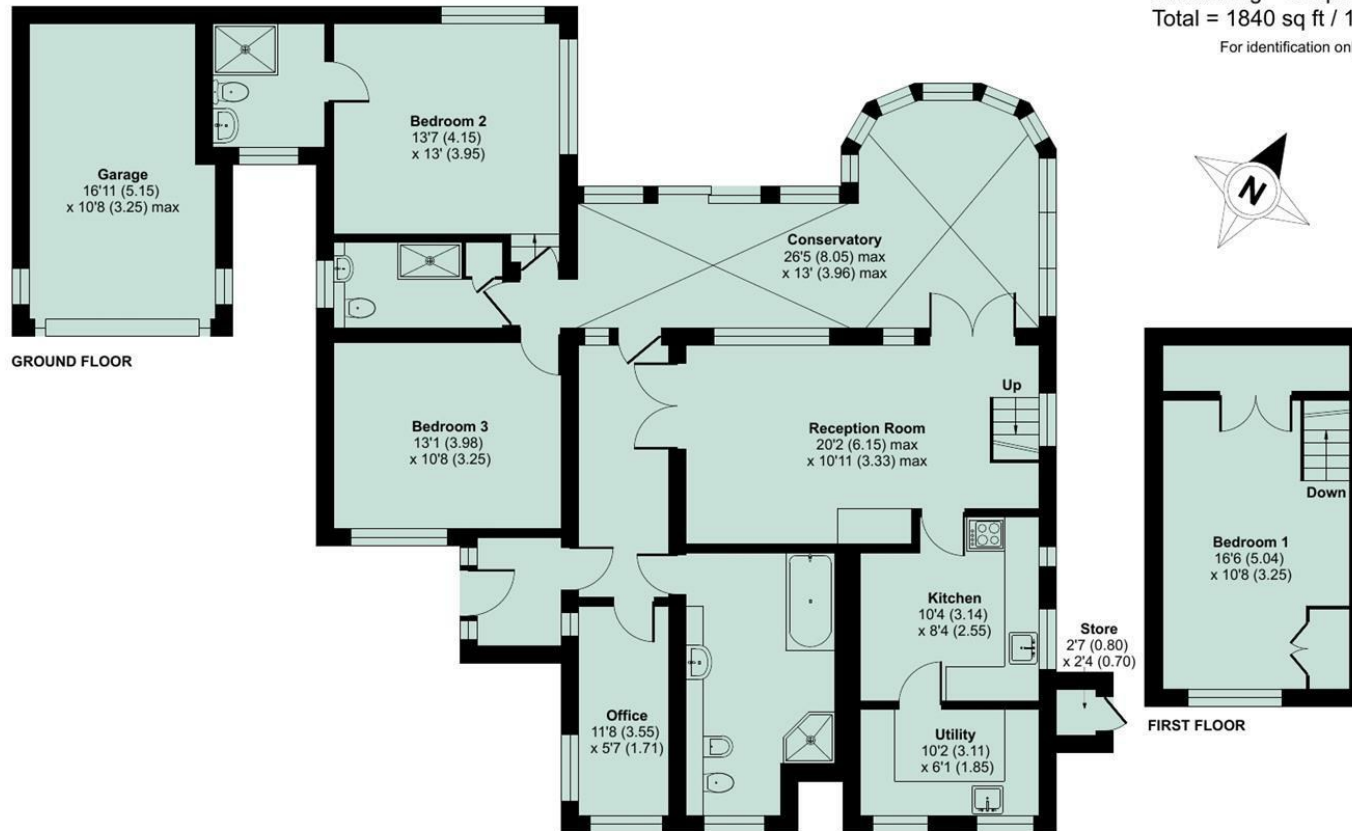
Approximate Area = 1663 sq ft / 154.4 sq m

Garage = 171 sq ft / 15.8 sq m

Outbuilding = 6 sq ft / 0.5 sq m

Total = 1840 sq ft / 170.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ibbett Mosely. REF: 1388876.

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EPC Rating- D

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