



Granville Road
Sevenoaks, TN13 1HA
Guide price £2,000,000

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An immaculate Seven-Bedroom Period Home with Separate Two-Bedroom Annexe with planning permission to sub-let.

Granville Road, Sevenoaks, Kent, TN13 | Freehold | Internal 345.6 sq. M / 3720sq. Ft. (inc. Annexe) | External 274 sq. M. / 2951 sq. Ft.

Main Description

EV charging point

Planning permission for short-term letting in annexe with established Airbnb income
Ideally located near outstanding schools, expansive green spaces, Areas of Outstanding Natural Beauty (AONB), and a wide range of local amenities.

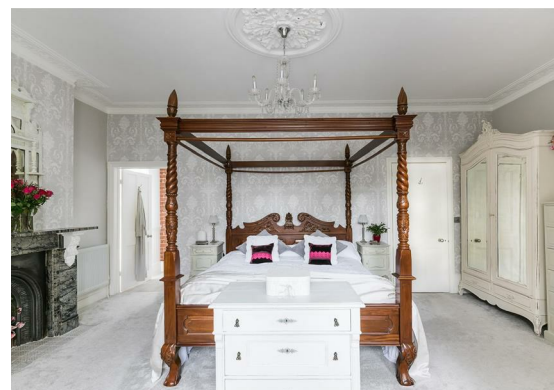
This exceptional and elegantly restored seven-bedroom period townhouse, once the original home of The Granville School, offers a rare blend of historic charm and modern practicality. Located on Sevenoaks' most prestigious residential road, the property also includes a beautifully appointed two-bedroom annexe, perfect for multigenerational living, guests, or as an income-generating short-let.

Step through the front door into a generous entrance hall that introduces the home's elegant proportions and preserved period features. The principal reception spaces include a grand drawing room with bay windows and fireplace, and a formal dining room ideal for entertaining. A well-equipped family kitchen with central island and range-style cooker opens onto the rear garden via full-width bi-fold doors. This space flows effortlessly into a cosy snug/playroom and a useful pantry. A cloakroom and WC complete the ground floor.

Upstairs, a wide sweeping staircase leads to three generous double bedrooms on the first floor, including the principal bedroom with bay windows and fireplace, and a luxurious family bathroom featuring a freestanding roll-top bath, double vanity, shower, and WC. The top floor offers four further double bedrooms, all retaining period charm, a shower room, and an additional WC.

The charming rear garden offers a mix of paved entertaining space, a well-maintained lawn, a summer house, and mature trees providing





privacy. The driveway accommodates up to four cars and includes an electric vehicle charging point.

The Annexe

Accessed separately from the road, the self-contained annexe is a high-specification addition featuring:

- Two double bedrooms, both en-suite
- Kitchen/living room with skylight and underfloor heating
- Energy-efficient heat pump system
- Approved planning permission for short-term lets
- Proven Airbnb success with strong rental yield

Just a 3-minute walk to Sevenoaks station, with direct trains to London Bridge, Waterloo East, and Charing Cross in as little as 21 minutes.

Walkable to Sevenoaks High Street, the Vine cricket ground, and an array of shops, cafés, and restaurants.

Surrounded by outstanding schools including Sevenoaks School, New Beacon, St. Michaels, Lady Boswell's, Walthamstow Hall, and Weald of Kent Grammar.

Close to Knole Park, The Stag Theatre, Sevenoaks Leisure Centre, and Hollybush recreation ground.

The M25 at (Junction 5) is 3.3 miles away providing excellent links to the national motorway network.

Open Day Viewings: 1st, 2nd & 3rd May – Register Your Interest Today

Additional Information:

Council Tax Band: G - Approx. £4,032 per annum

Tenure: Freehold

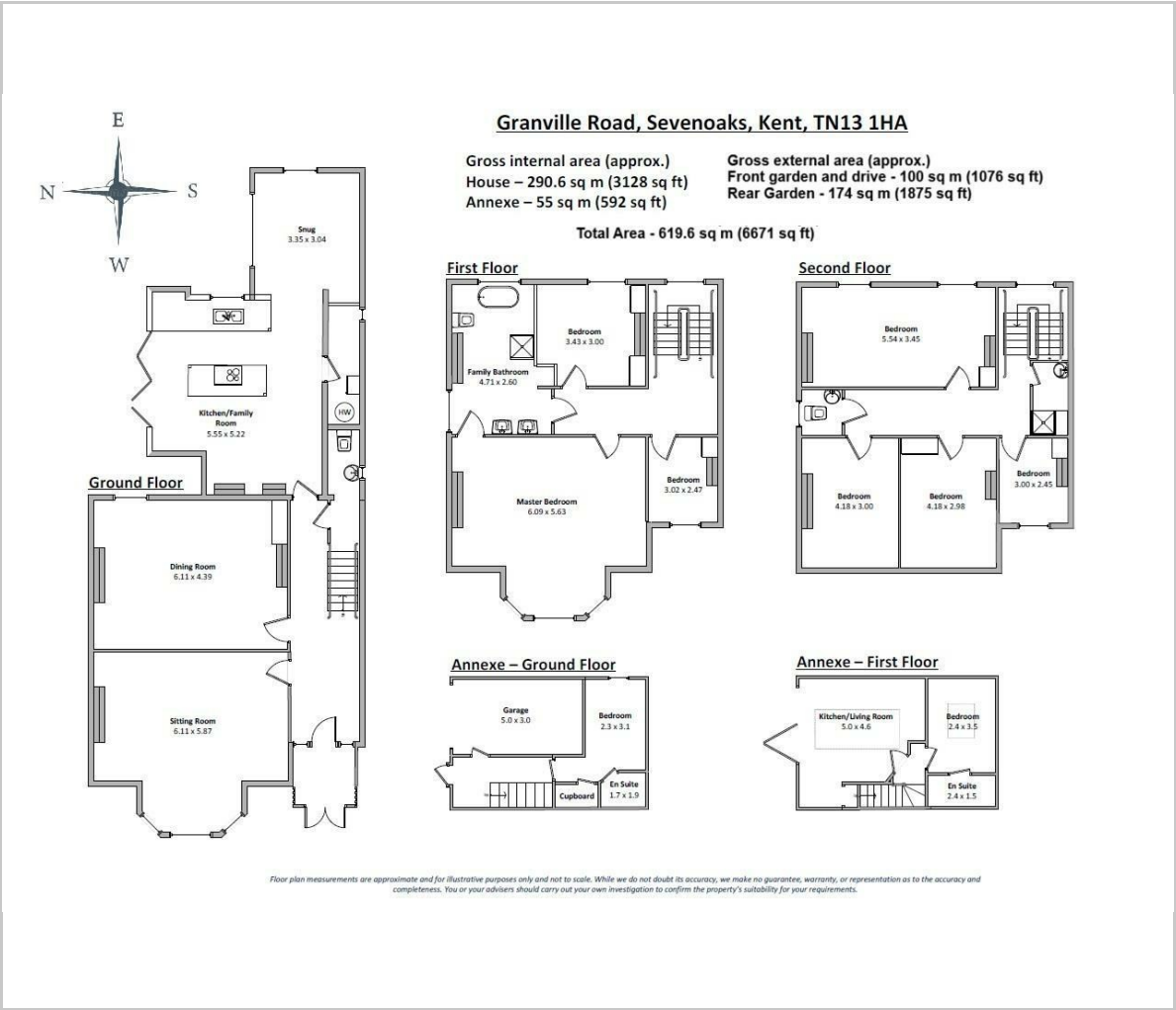
Service Charge / Ground Rent: Not applicable

Total Internal Floor Area: Approx. 345.6 sq. M. / 3720 sq. Ft.

Total Floor Area: Approx. 620.8 sq. M. / 6,671 sq. Ft.



Floor Plan

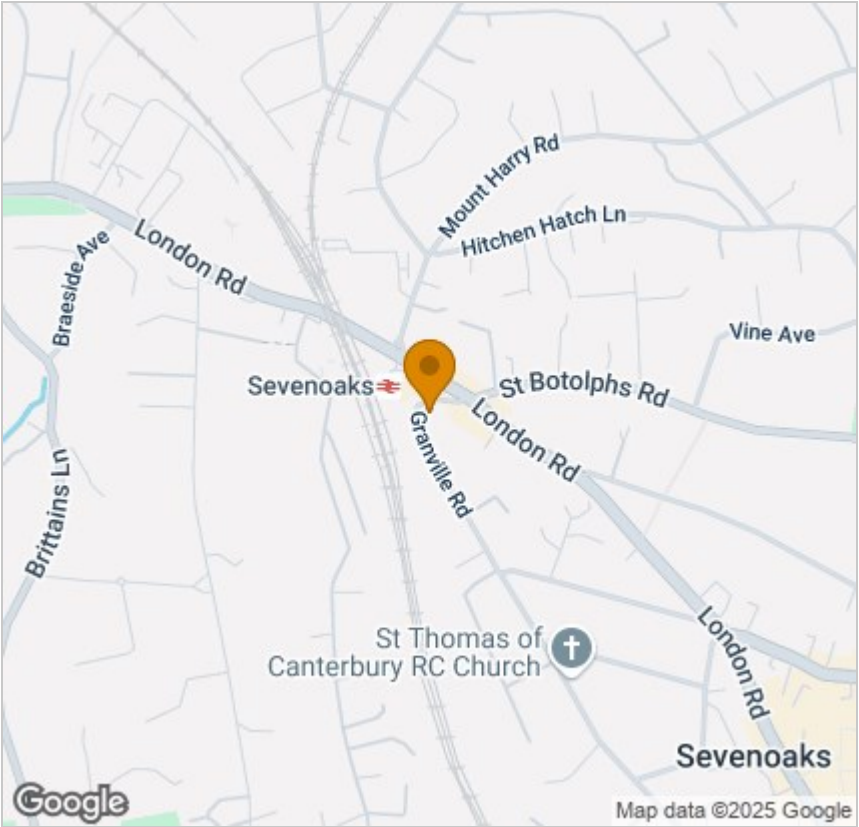


Viewing

Please contact our Canary Wharf Office on 02037636125 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

