



A thoughtfully extended and deceptively spacious four double bedroom family home, forming part of the highly desirable Bradbourne Lakes area of Sevenoaks, located within genuine walking distance of Sevenoaks mainline rail station (0.6 miles) with its fast and frequent links to London Bridge / Charing Cross possible in less than thirty minutes. In addition, the property is well sited for use of multiple excellent local schools (both primary and secondary) as well as the wide array of all shopping, social and leisure facilities available in the town centre just 1.2 miles away, including beautiful Knole Park.

Totalling 2085 square foot of accommodation and built to an impressive specification, the flexible accommodation is considered to be extremely well presented and generously proportioned comprising a double height entrance hallway with genuine wow factor, bay fronted sitting room, fully fitted cinema room, a substantial open plan contemporary kitchen / dining / family room with aspect over the gardens toward the lake, utility room off, ground floor double bedroom and luxuriously appointed shower room. To the first floor there is the master bedroom suite (complete with dressing room and en-suite shower room), two further double bedrooms, study and family bathroom. Additional benefits include the integral single garage with driveway parking for several cars and a delightful rear garden backing onto the Bradbourne Lakes. Your early viewing comes highly recommended in order to fully appreciate this most comprehensive family home and its supremely convenient location.

39 Robyns Way

Sevenoaks, Kent, TN13 3EB Freehold



Guide Price £1,350,000

ENTRANCE HALL

The spacious and welcoming entrance hall has genuine wow factor to it, thanks to the double ceiling height and part galleried landing over. Double glazed front entrance door with ornate glazed inserts and matching double glazed windows to front. Radiator with ornate cover, oak flooring, oak staircase ascending to first floor landing complete with integrated lighting and doors off to all rooms.

SITTING ROOM

Spacious bay fronted reception room has feature double glazed leaded light window to front complete with built in banquet window seat, two radiators with ornate covers, ceiling cornice with inset downlighting, fitted carpet and feature period fireplace with granite hearth and marble surround as the focal point for the room.

CINEMA ROOM

Double glazed French doors to rear providing direct access to the garden, two radiators with ornate covers, ceiling cornice with inset downlighting, fitted carpet and a series of built in storage cupboards. Hard wired for both surround cinema sound as well as hi-fi sound the cinema room boasts a discreet ceiling mounted projector with retractable ceiling speakers and a drop down cinema screen all operated via remote control.

KITCHEN / DINING / FAMILY ROOM

Light and spacious, the kitchen / dining / family room is the social open plan hub of the home and is dual aspect with full height picture windows providing a panoramic view over the gardens toward the lake. A set of double glazed French doors open to the side onto the raised patio sun terrace. Oak flooring throughout, inset downlighting with further directional inset lighting to the kitchen area, inset ceiling speaker system and two radiators with ornate covers. The kitchen area boasts an extensive series of wall and base units, with a substantial centre island unit comprising further storage base units, set with granite work surfaces. Inset sink unit with separate detachable hose, integrated twin ovens with further microwave and five ring induction hob with extractor hood over, dishwasher, twin wine coolers / drinks fridges and space for an American style fridge freezer.

UTILITY ROOM

Double glazed window to side, inset downlighting, continuation of oak flooring, localised wall tiling in an attractive brick bond pattern. Comprehensive series of matching wall and base units set with roll top work surfaces incorporating stainless steel sink unit and drainer, space and plumbing for washing machine / tumble dryer.

BEDROOM FOUR

Ground floor double bedroom has double glazed leaded light window to front, radiator, fitted carpet and a series of bespoke built in wardrobe fittings across one wall.

SHOWER ROOM

Luxuriously appointed shower room has heated towel rail, quartz floor tiles and granite wall tiling, inset downlighting with air extractor unit, contemporary suite comprising full width double step in shower cubicle with Aqualisa shower unit, close coupled WC and floating wash basin with integrated storage cupboard.

FIRST FLOOR LANDING

Feature landing overlooks the entrance hallway and has a double glazed Velux style window to front, access hatch to loft, fitted carpet and doors off.

MASTER BEDROOM

Generous double bedroom has double glazed window to rear providing a delightful aspect over the garden to the lake beyond, radiator, fitted carpet, inset downlighting, half door to eaves storage space and doors to dressing room as well as en-suite shower room.

DRESSING ROOM

Fitted carpet, hanging rails and storage shelving.

EN-SUITE SHOWER ROOM

Opaque double glazed leaded light window to front, heated towel rail, inset downlighting, attractively tiled walls and floor. White suite comprises full size step in shower cubicle, concealed flush WC and floating wash basin with storage cupboard beneath.

BEDROOM TWO

Double bedroom has double glazed window to rear providing a delightful aspect over the garden to the lake beyond, radiator, fitted carpet, inset downlighting and concertina door leading to walk in wardrobe.

BEDROOM THREE

Double bedroom with double glazed leaded light window to front, radiator, fitted carpet and inset downlighting.

STUDY

Double glazed window to rear providing a delightful aspect over the garden to the lake beyond, radiator, fitted carpet and inset downlighting

FAMILY BATHROOM

Velux style roof window to front, heated towel rail, attractively tiled walls and floor, inset downlighting, white suite comprising bathtub with hand held shower attachment, close coupled WC and floating wash basin with integrated storage drawers.

GARAGE & PARKING

Set behind a low level wall to the front, the driveway is resin bonded in its finish, providing secure parking for at least four cars and leading to the Integral single garage with electrically operated roller door to front, power and light connected and the same resin bonded finish as the driveway.

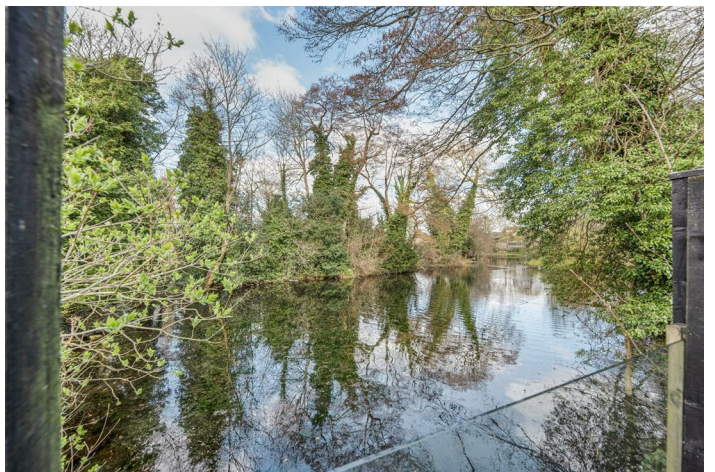
GARDEN

The delightful rear garden is a genuine feature of the property and boasts a delightful sunny aspect, backing onto the Bradbourne Lake. There is an initial paved patio terrace with access to / from the kitchen / dining / family room. The predominance of the garden is mainly laid to lawn with shrub borders to its perimeter. To the foot of the garden there is a timber summerhouse with its own decked terrace directly overlooking the lake, providing a delightful area in which to sit out and entertain. Also to the foot of the garden there is a timber storage shed.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band F





Robyns Way, TN13

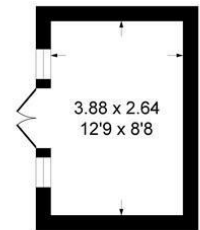
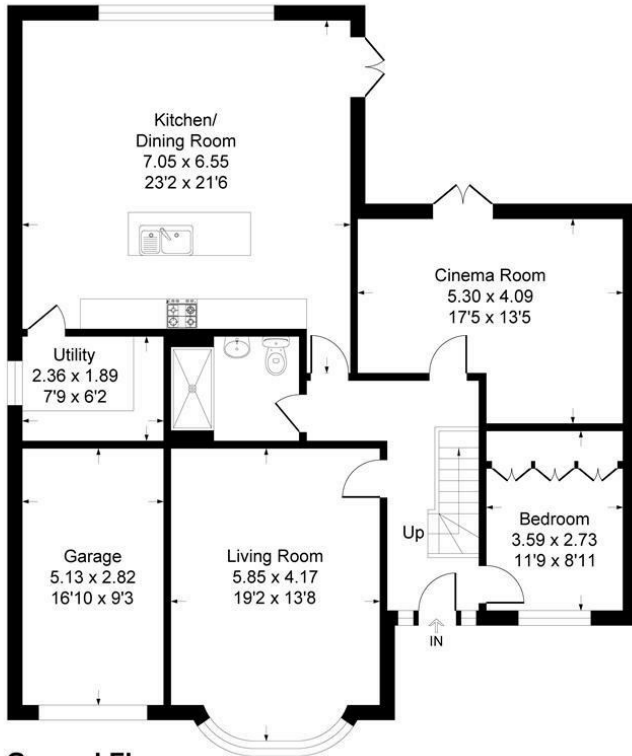
Approximate Gross Internal Area 193.6 sq m / 2085 sq ft

Garage = 14.4 sq m / 156 sq ft

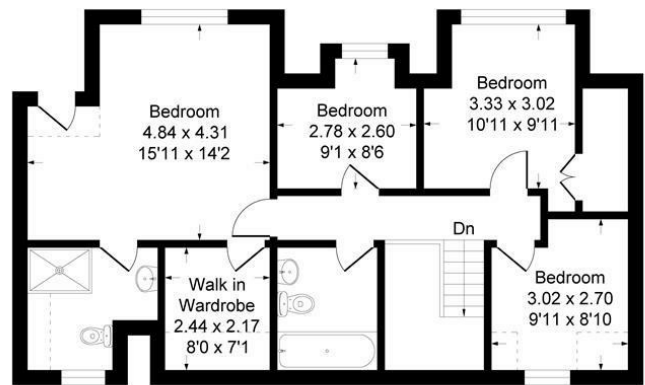
Outbuilding = 10.2 sq m / 110 sq ft

Total = 218.3 sq m / 2351 sq ft

Garden
19.84 x 13.99
65'1 x 45'11
(Approx)



Outbuilding



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

www.kings-estate-agents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

