





Manor Road, Sundridge, Kent, TN14 6DL

Guide Price: £700,000 Freehold

- SOUGHT-AFTER VILLAGE LOCATION CLOSE TO SEVENOAKS
- SPACIOUS SEMI-DETACHED FAMILY HOME • QUIET CUL-DE-SAC SETTING
 - SOUTH-FACING GARDEN • SUMMER HOUSE
 - GENEROUS LIVING ROOM & DINING ROOM
- DRIVEWAY FOR MULTIPLE CARS & ELECTRIC CHARGING POINT
- CLOSE TO SCHOOLS & KENT GRAMMAR CATCHMENT AREA
- EASY ACCESS TO M25 JUNCTION 5 • SEVENOAKS STATION 3.3 MILES
- SURROUNDED BY A.O.N.B. COUNTRYSIDE WITH SUPERB WALKING & CYCLING ROUTES

This beautifully presented and generously proportioned practical home is an ideal choice for families. It offers a plethora of benefits and is situated in the heart of Sundridge village, nestled within a quiet, family-oriented cul-de-sac.

Over the years, this semi-detached house has been enhanced to create a spacious abode. With double-glazed windows throughout, the house features generously proportioned kitchen, dining, and reception rooms. The reception room spans the entire depth of the house and enjoys the added warmth of a wood-burning stove.

Other notable features include a separate utility room, three double bedrooms - one of which has an en suite - and a luxurious family bathroom. The property also boasts a private driveway with ample parking space for multiple vehicles, along with a south-facing garden featuring a charming summer house.

INTERIOR:

- The ground floor provides spacious living areas throughout. Notable features include the generously sized contemporary kitchen, which offers garden views and boasts ample work surface, cabinetry and designated space for a wine fridge and American-style fridge/freezer
- An internal door leads to the separate dining room, adorned with attractive wood paneling. This is the perfect setting for family meals and gatherings, with patio doors that open onto a paved courtyard. Adding to the charm, a wood-burning stove graces the dual-aspect reception room, which extends the full depth of the house
- For practicality, a utility room offers space for a washing machine and dryer, along with extra storage. Additionally, a downstairs WC is provided and the entrance porch offers a spot to hang coats and store shoes
- Moving upstairs, three double bedrooms await. The principal bedroom enjoys a dual aspect and impressively spans the depth of the property, offering ample opportunity to incorporate built-in wardrobes and even an en suite. The second double bedroom benefits from an en suite shower room and offers plenty of space for freestanding furniture. The third double bedroom - overlooking the garden - features a built-in wardrobe. A modern four-piece family bathroom with slate effect tiling completes the features of this delightful family home



EXTERIOR:

- The façade has been attractively rendered to offer a sleek and modern finish. One of the standout features of this exceptional property is the south-facing garden at the rear which has been landscaped to include outdoor entertaining areas encircled by mature trees, new fencing and hedged borders around the lawn. The fully powered summer house, complete with heating, is a valuable addition and can serve a multitude of purposes according to one's needs. Additionally, an outdoor sink with a water supply is available – perfect for tending to the garden and cleaning muddy wellies

- A block-paved driveway provides ample space for multiple vehicles and an electric charging point. There is a convenient side access that leads to the rear garden

LOCATION:

Set on the A25, Sundridge village is ideally suited for convenient access to both the M25 (at the Chipstead intersection) and Sevenoaks mainline station, offering fast services to London Bridge, Cannon Street and Charing Cross. Amenities include a local store/post office, a number of antique/furnishing shops, a local pub and medical centre. Sundridge and Brasted Primary School is located on Church Road and has recently been rated by OFSTED as Outstanding. Riverhead is about two miles distant and offers a wider range of local shops, with a 24-hour supermarket a further ¾ miles on towards Dunton Green. The village is in addition surrounded by beautiful greenbelt countryside, ideal for walking and there are numerous facilities for sports and other recreational activities in the vicinity.

SERVICES:

Mains electricity, water, gas and drainage

OUTGOINGS:

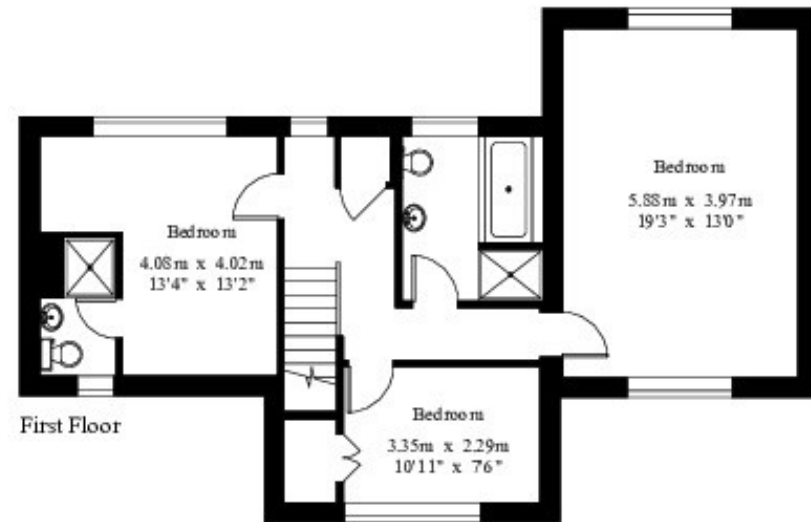
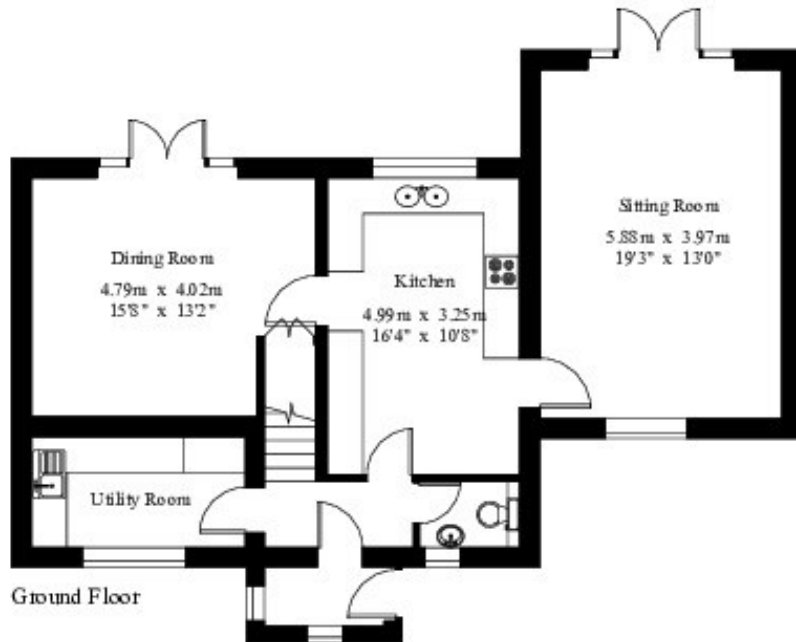
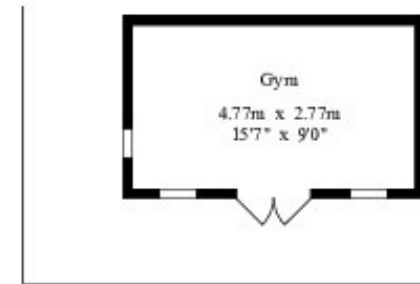
Sevenoaks District Council - Tel No. 01732 227000
Council Tax Band: E - £2,658 (2023/24)
EPC: D

VIEWING:

Strictly by appointment via James Millard Independent Estate Agents
1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH
Tel: (01959) 565756 E-mail: westerham@jamesmillard.co.uk
Website: www.jamesmillard.co.uk



House - Gross Internal Area : 148.3 sq.m (1596 sq.ft.)
 Gym - Gross Internal Area : 13.1 sq.m (141 sq.ft.)



For Identification Purposes Only.
 © 2023 Trangleton (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents.

