



Weald Road, Sevenoaks, Kent, TN13 1QJ

Guide Price £2,450,000

When experience counts...

est. 1828  
**bracketts**

A fantastic opportunity to purchase a newly built seven bedroom detached family home in a sought after residential in close proximity to Sevenoaks town centre. There are two luxuriously appointed seven bedrooms, BRAND NEW detached houses set in a fantastic location for both Sevenoaks mainline station and town centre, these executive style properties have been thoughtfully designed and ideal for family living.

Detached Seven Bedroom Executive Family Home

New Build - Completion September

Sought After Location

Three Reception Rooms

Large Open Plan Kitchen / Dining / Family Room

Arranged Over Three Floors

Town Approx. 1.2 miles

Station Approx. 1.9 miles

Off Street Parking, Integral garage & Large Gardens

Close to Knole Park & Coveted Schools

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**LOCATION: Sevenoaks**

Knole Park with its excellent walks and wildlife is only a few minutes away. These executive properties have been thoughtfully designed and are ideal for family living and formal entertaining.

The property has been beautifully designed with bright interiors and spacious accommodation, which is arranged over three floors and exudes quality throughout. To the ground floor there is a study/sitting room, large drawing room, impressive dining room, magnificent open plan kitchen/breakfast/family room with an island unit incorporating a breakfast bar, featuring a glazed roof lantern and bi-folding doors opening to the terrace, generous utility room and cloakroom. There are four well-proportioned bedrooms to the first floor: the superb master suite is large with a Juliette balcony, adjoining dressing room and en-suite. Bedrooms 2 & 3 both have an ensuite, there is one further bedroom and a well-appointed family bathroom. To the second floor there are three further double bedrooms and a shower room.

Salient attributes include exceptionally high standard of finish with bespoke kitchen, luxury bath and shower rooms featuring quality white sanitary ware, air source heat pumped central heating and hot water system, underfloor heating to all ground floor rooms with radiators to first and second floors. There will be recessed LED and feature lighting throughout, fast fibre broadband, primary BT points and pre wiring for multimedia system, TV points to principal rooms including aerial and satellite connections, CAT 6 electrical wiring system and pre wired for Wi-Fi booster. The property will also benefit from electric car charging point, external lighting, power sockets, water tap, ample private car parking and integral garage.

Purchasing this property early will give you the opportunity and desired flexibility to tailor the décor of your home to your own preferences, having a budget for a high standard finish.

To the rear there will be an attractive landscaped garden, predominantly laid to lawn with a paved entrance spanning to the rear, providing an ideal area for al fresco dining and entertaining. The bottom of the garden has several trees and bushes making it ideal for little ones to play hide and seek.

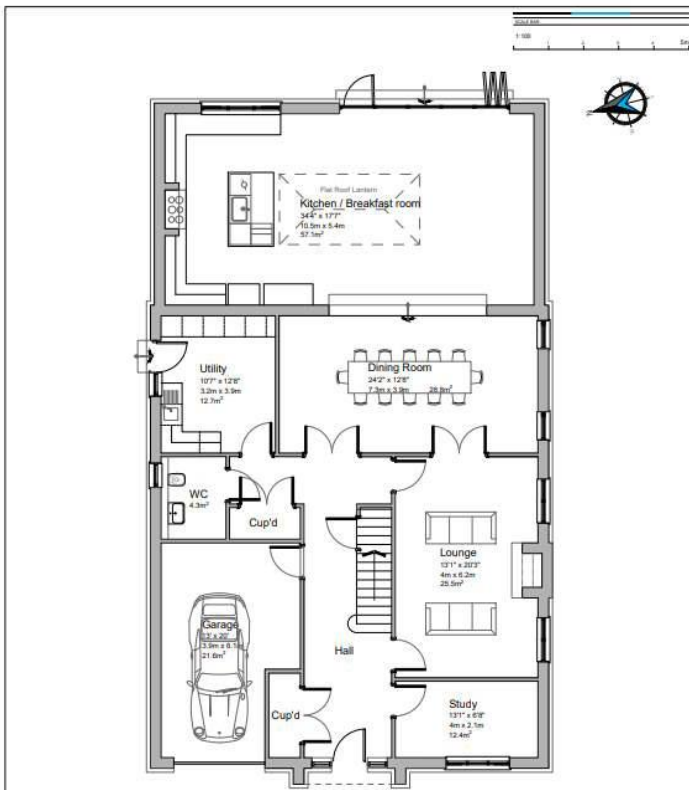
The property is situated along a sought-after residential road on the popular south side of Sevenoaks and convenient for Knole Park. The High Street is approx. 1 mile with its excellent range of shops, restaurants and supermarkets. The house is very well-placed for internationally famous Sevenoaks School, together with Solefields, New Beacon, Lady Boswell's and Weald of Kent to name a few. The A21 at Morley's Roundabout is 1.8 miles providing links to the national motorway network. Sevenoaks station with its mainline links to London Bridge, Waterloo East and Charing Cross is 1.9 miles. There are excellent leisure facilities in the vicinity including golf at Knole and Nizels, cricket at The Vine and tennis at Hollybush. The property is surrounded by woodland walks.

**ADDITIONAL INFORMATION:**

Council Tax Band TBC

Design stage sap rating B

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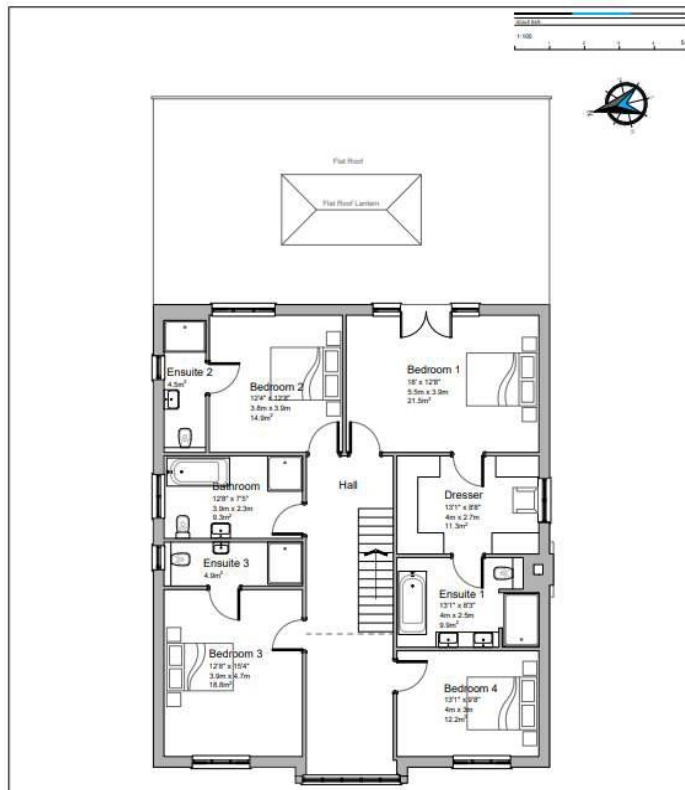


Ground Floor

95 Weald Road (Plot 1) - GIA 406m<sup>2</sup>

1:100 at A4

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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. The Services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

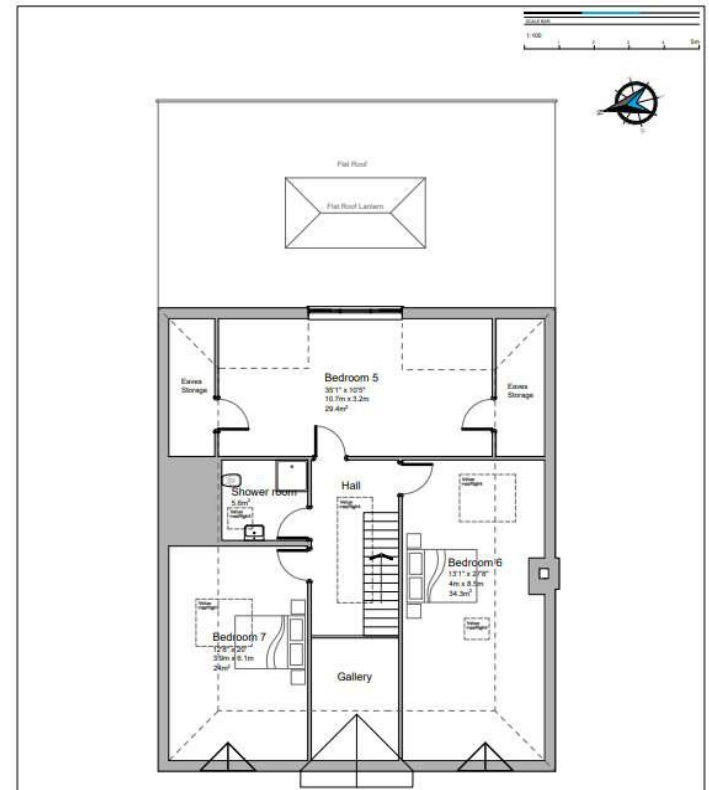


First Floor

95 Weald Road (Plot 1) - GIA 406m<sup>2</sup>

1:100 at A4

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Second Floor

95 Weald Road (Plot 1) - GIA 406m<sup>2</sup>

1:100 at A4

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