

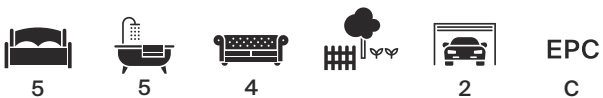
Oak Avenue, Sevenoaks





An impressive family home on a quiet private road on the south side of Sevenoaks

At almost 4,500 sq ft this beautifully appointed family home provides ample living and entertaining space.



Tenure: Freehold

Local authority: Sevenoaks District Council 01732 227000

Council tax band: G







The Property

The front door opens into a generous entrance hall which provides access to the principal reception rooms along with stairs rising to the first floor. There is also a separate w.c and a useful storage cupboard. The kitchen has been comprehensively fitted with a range of wall and base units and granite work tops. There is also an excellent range of integrated appliances along with a range cooker. The utility room provides further storage units along with access to the side of the property. Adjoining the kitchen is the breakfast room which benefits from double doors which provide access to the delightful garden terrace. The impressive open plan sitting and dining rooms form the heart of the house and provides a wonderful entertaining space with an abundance of natural light coming from six skylights. There is also a feature wood burning stove. A pair of bifold doors in the sitting room open out onto the garden terrace while in the dining room double doors provide access to the side of the property. Opposite is the study with bay window overlooking the front of the property. Adjoining is a home office with fitted furniture and bifold doors leading out to the front of the property. There is also a useful shower room. The laundry room is fitted with floor to ceiling cupboards along with wall and base units and integrated and freestanding appliances. A door provides access to the integral double garage. A separate staircase leads to the games room which could be used for a variety of uses.

On the first floor the principal bedroom suite enjoys views over the garden and benefits from a fully fitted dressing room which leads through to a well-appointed en suite with separate bath and shower cubicle along with a built in vanity unit with double basins. There are two further double bedrooms benefitting from fitted wardrobes and en suite shower rooms. Bedrooms four and five are served by a family bathroom with separate bath and shower cubicle.

Gardens and Grounds

Externally the property is approached via electric gates with mature hedging which provides an excellent degree of privacy. The block paved driveway provides parking for several cars along with an integral double garage.



Attractive symmetrical borders with an array of shrubs perfectly frame the front of the property. To the rear of the property the beautiful landscaped designed garden has been planted with an abundance of specimen trees and shrubs with areas of lawn and delightful seating areas. The stone paved terrace leading out from the property provides the perfect space for al fresco entertaining.

Situation

The property is situated behind electric gates on one of the most sought-after private residential roads on the favoured south side of Sevenoaks. Despite its town centre location the property is near to Sevenoaks School playing fields offering a feeling of space and greenery.

Sevenoaks High Street is 0.7 miles with internationally renowned Sevenoaks School, supermarkets, restaurants and a range of boutique shops. The house is well-placed for Knole Park and is 1.5 miles from Sevenoaks Station with mainline links to London Bridge, Waterloo East, Charing Cross and Cannon Street.

In addition to Sevenoaks School there is an excellent range of schools in the vicinity including New Beacon, Solefields, Walthamstow Hall, Trinity, Lady Boswells and Weald of Kent Grammar School to name a few.

The house is conveniently situated for road links being 2.6 miles from the A21 and 3.9 miles from Junction 5 of the M25.

There are numerous recreational facilities in the area including golf at Knole and Wildernesse, cricket at the Vine, tennis at Hollybush and swimming at Sevenoaks Leisure Centre and Nizels golf and country club.

Services

All mains services.

Directions

From Sevenoaks High Street proceed in a southerly direction and turn right opposite Sevenoaks School into Oak Lane. Take the third turning on the left into Grassy Lane and continue along this road for 0.3 mile. Turn right into Oak Avenue where the entrance to the property will be found on the left.



Approximate Gross Internal Floor Area 409sq m / 4402 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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