

Granville Road, Sevenoaks



A stunning and substantial semi-detached Victorian house in a prime Sevenoaks town location with a South West facing garden.

Sevenoaks Station 0.3 miles, Sevenoaks High Street 0.4 miles, The Granville School 0.6 miles
Sevenoaks School 1 mile, Junction 5 M25 (A21) 2 miles
(All distances are approximate).



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2



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Summary of accommodation

The House

Lower ground floor: Store rooms | Bedroom

Ground floor: Sitting room | Dining room | Kitchen | Utility room | WC | Verandah

First floor: Principal bedroom with en suite shower room and dressing room | 2 further bedrooms
Family bathroom | Study

Second floor: Store room | Attic room

Gardens and Grounds

Driveway | Lawn | Terrace



Situation

Times and distances are approximate.



Granville Road is a local conservation area and a highly convenient central Sevenoaks location being just 0.3 of a mile from Sevenoaks Station with its mainline links to London Bridge (22 minutes), London Charing Cross and London Cannon Street and just 0.4 miles from Sevenoaks High Street, offering a range of shops, boutiques and restaurants all within easy access from the property. There are numerous leisure facilities in the local vicinity.



The M25 (Jct 5) is just 2 miles away, providing links to London, the national motorway network, Gatwick, Heathrow and Stansted airports, the Channel Tunnel and Bluewater Shopping Centre.



There are a selection of good independent schools in the area including Sevenoaks School, The Granville, Sevenoaks Primary, The New Beacon and local schools include Sevenoaks Primary, Riverhead Infants and Amherst Primary and St Johns Primary among others.



The House

As you enter through the porch, complete with a charming fitted storage unit, you are welcomed by a bright and inviting entrance hall. This space leads to both the upper and lower floors and includes access to a stylish cloakroom w.c. The double-aspect sitting room is spacious and features a beautiful limestone fireplace with a coal-effect gas fire and granite hearth. Double doors open out to a delightful verandah, offering the perfect spot to relax.

The dining room is well-proportioned for both formal and everyday dining and also leads out to the verandah, as well as into the kitchen, both of these rooms benefit from underfloor heating. The kitchen, designed by Silks Furniture, is beautifully crafted with handmade wall and base cupboards, including a pull-out larder, two built-in larder cupboards, and a central island unit with quartz worktops, a Quooker hot tap, and space for appliances. The utility room provides additional counter space and room for a washing machine and tumble dryer.

On the first floor, the impressive principal suite boasts views of both the front and rear, with the bedroom leading into a dressing room fitted with built-in wardrobes and a luxurious en suite shower room. There are three further bedrooms on this floor, two of which have built-in wardrobes, and a modern family bathroom equipped with both a bath and shower, washbasin, and a w.c. The second floor offers a spacious attic room filled with natural light, along with deep eaves storage and an additional generous storage room. This area provides excellent potential for conversion, subject to planning consent. A guest bedroom is located on the lower ground floor, complete with dual-aspect windows and built-in wardrobes.



Gardens and Grounds

Outside, Maids End is approached by a brick-paved driveway that offers ample parking and a turning area. The front of the property is bordered by a low brick wall with wrought iron railings and mature hedging, with convenient side access to the rear. The beautifully landscaped south west facing garden features an elevated verandah with wrought iron fencing, overlooking the garden. Steps lead down to a paved terrace, ideal for outdoor dining, with additional steps down to an enclosed lawn area with low-maintenance artificial grass.

Property Information

Tenure: Freehold.

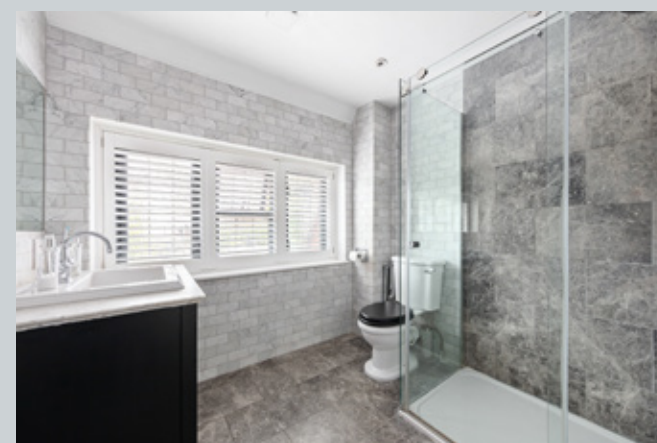
Local Authority: Sevenoaks District Council.

Council Tax: Band G

EPC: E

Agent's Note: Please note, the property is freehold, though the lower section of the garden is leasehold with a 999-year lease. For more information, feel free to contact a member of the Knight Frank team.

Viewing: Strictly by appointment through Knight Frank.

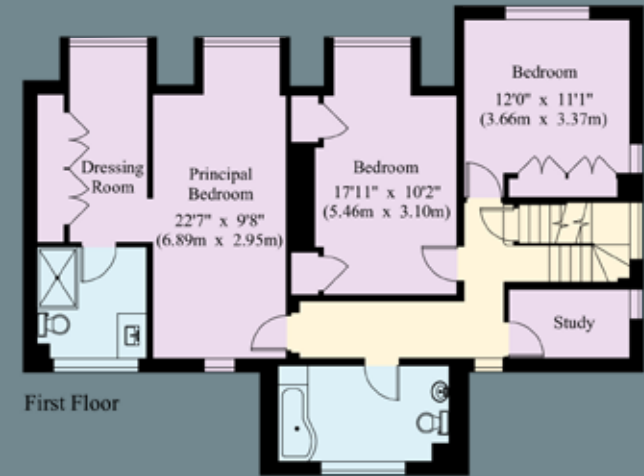


Approximate Gross Internal Floor Area
 House: 206.7 sq.m / 2,224 sq.ft
 Storage: 14.1 sq.m / 151 sq.ft
 Store rooms and attic room: 59.3 sq.m / 638 sq.ft

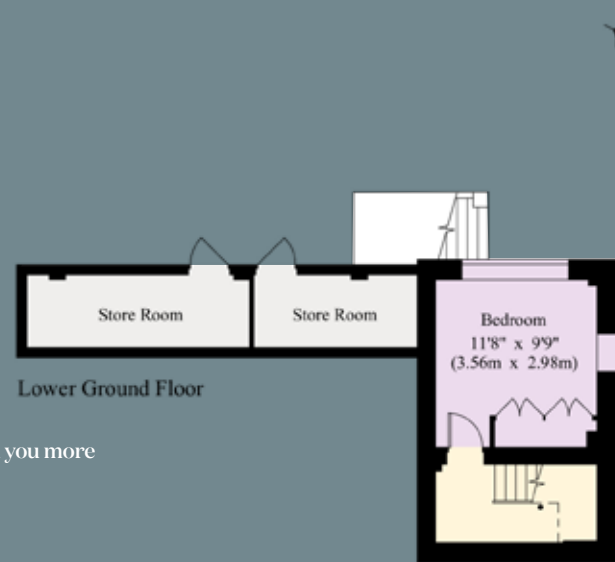
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



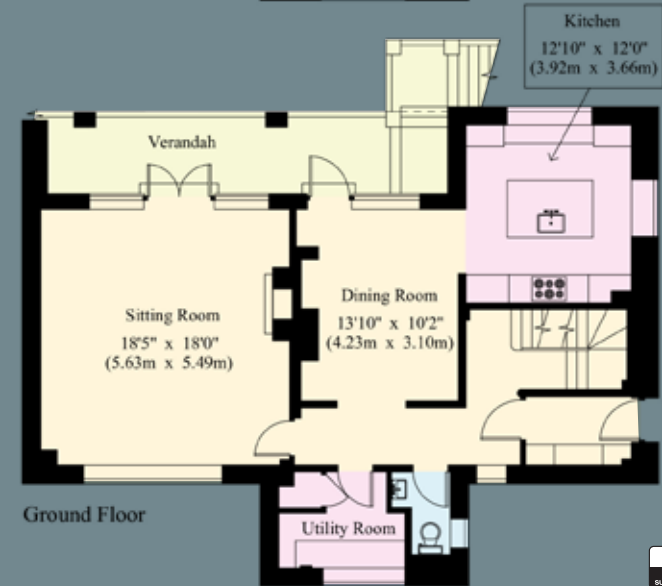
Second Floor



First Floor



Lower Ground Floor



Ground Floor

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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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Particulars dated October 2024. Photographs and videos dated August 2024.

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