



Chevening Road, Chipstead, Sevenoaks

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# A charming four bedroom detached house in a popular village location.

## Accommodation

**Ground Floor** Kitchen/Breakfast Room | Utility Room | Sitting Room | Family/Dining Room Snug | Shower Room

**First Floor** Principal Bedroom with Balcony | Three Further Bedrooms | Family Bathroom | WC

**Outside** Single Garage | Driveway

## Distances

Sevenoaks Station 2.1 miles Sevenoaks High Street 2.5 miles Chevening Primary School 0.1 miles M25 Junction 5 0.6 of a miles (All distances approximate)

## Situation

Located in a sought-after position close to the centre of sought-after Chipstead Village, and just a stone's throw from Chevening Primary School and a short drive from Sevenoaks town centre and mainline station. Little Dormers is walking distance from numerous pubs, including the well regarded The George & Dragon. It is ideally placed for countryside walks with Chipstead Sailing Club (which offers open water swimming, sailing and paddle boarding) being a short walk away. The house is well-placed for Riverhead with its selection of local shops and amenities as well as Sevenoaks High Street, with its range of shops, boutiques, restaurants and leisure facilities. renowned Sevenoaks School.

Situated to the north of Sevenoaks town centre just 2.5 miles from Sevenoaks High Street and 2.1 miles from Sevenoaks railway station, which offers direct services to London. Access to the M25 orbital (Junction 5) is 0.6 miles away providing access to the national motorway network, as well as Gatwick and Heathrow airports, London and Ebbsfleet International station.

## The Property

Upon entering, the spacious and versatile accommodation unfolds across two floors. The ground floor features three reception rooms, including a generous sitting room with original parquet flooring and a log-burning stove, a family room, and a light-filled, dual-aspect dining room with lovely views of the garden. There is also a snug that opens out to the garden, perfect for relaxation, as well as a kitchen/breakfast room equipped with integrated appliances and a door to the garden. A utility room and a modern shower room complete the downstairs layout.

Upstairs there are four bedrooms each with fitted storage. Three of the bedrooms offer views of the rear garden, while the principal bedroom enjoys access to a large private balcony/ terrace. The bedrooms are served by a family bathroom and a separate w.c.



## Outside

The outdoor space is equally impressive, with open views of the surrounding woodland and a lovely south-westerly aspect. The kitchen opens onto a private, paved patio area, leading to a level lawn area.

At the front of the property, the gravel driveway provides ample parking for up to four cars and leads to the attached single garage with a further area laid to lawn at the front.

## Property information

**EPC:** C

**Council Tax:** Band F

**Local Authority:** Sevenoaks District Council

**Viewing:** Strictly by prior appointment with the Knight Frank, LLP

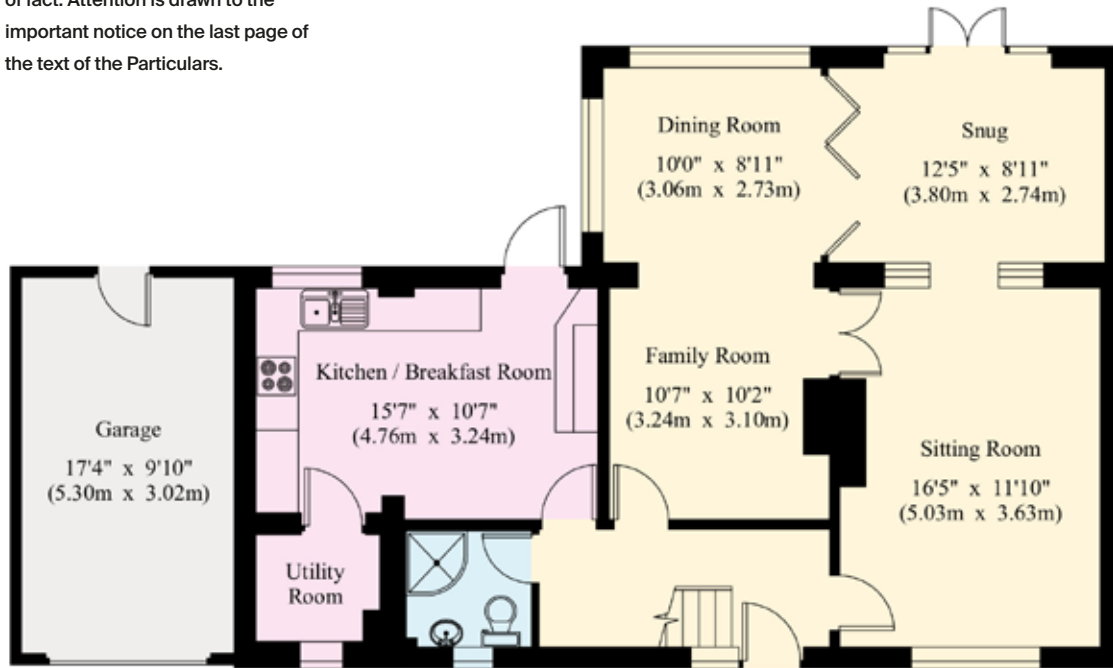




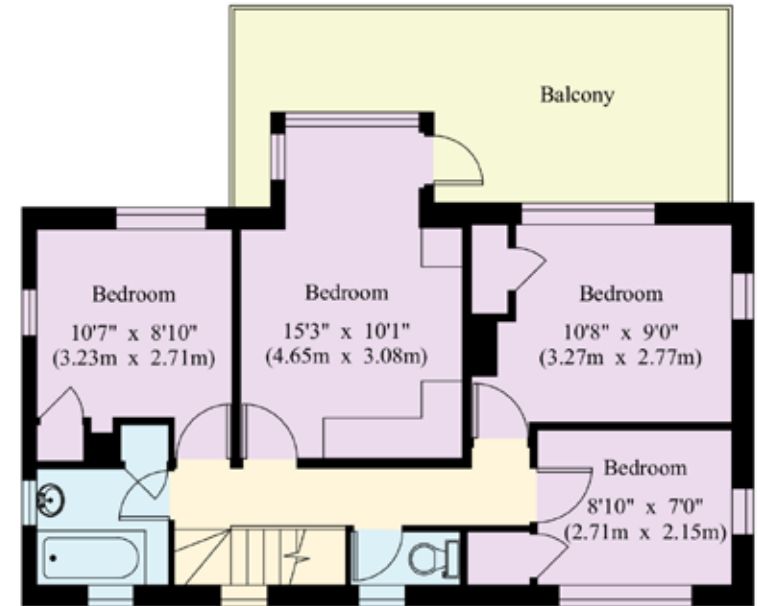
Total Area = 1511 sq m / 1,626 sq ft

(Including Garage)

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.



Ground Floor



First Floor

#### Knight Frank Sevenoaks

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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 September 2024.

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