

49 The Rise

Sevenoaks, Kent



An exceptional family home located on the popular south side of Sevenoaks within close proximity to both the High Street and main line station, and close to many well regarded schools.



Summary of accommodation

Main House

Ground Floor: Dining room | Family room | Kitchen/breakfast room | Sitting room | Office | Pantry |

Utility room | Two WC's

First Floor: Four bedrooms, two with en suites and one with a dressing room | Two further bedrooms

Two family bathrooms

Second Floor: One further bedroom with an en suite

Gardens and Grounds

Landscaped Gardens | Garage



Situation

(Distances and times are approximate)



There are numerous good schools in the area including New Beacon School, Solefield School, The Granville, Walthamstow Hall, St Thomas's, Sevenoaks Primary School and the internationally renowned Sevenoaks School.



Sevenoaks station has services to London Charing Cross/Cannon Street from 32 minutes (London Bridge from 22 minutes).



The A21 at Morleys junction (1.5 miles) gives access to the M25, Channel Tunnel terminus and ports, Gatwick, Heathrow, and Stansted airports.



Sevenoaks offers a range of independent and high street shops, numerous cafes and restaurants, the Stag cinema/theatre, M&S food store and Waitrose supermarket.



There are wonderful walking opportunities to be had nearby through Knole Park, Sevenoaks Common and the countryside beyond.



Leisure facilities include Wildnesse and Knole Park golf clubs in Sevenoaks and Nizels Health & Golf Club in Hildenborough. Sevenoaks has its own leisure centre and numerous sports clubs.



The Property

49 The Rise is an impressive detached five bedroom family home located on this sought-after road on the popular south side of Sevenoaks within easy reach of the High Street, main line station and Knole Park. At almost 5,000 sq ft the property has been finished to an extremely high standard and benefits from generous proportions providing light and spacious accommodation throughout combining open-plan living spaces with more formal entertaining areas.

Of particular note is the open plan kitchen / breakfast / family room which is of impressive proportions and benefits from an abundance of natural light with bi-fold doors opening out onto the garden terrace. The bespoke kitchen by Rempp of Germany has been comprehensively fitted with an attractive range of wall and base units along with a substantial island with breakfast bar, granite worktops, and a range of freestanding and integrated appliances including a Lancanche range cooker. There is also a separate walk-in pantry.

On the first floor is a superb principal bedroom suite which benefits from two separate bathrooms along with a spacious dressing room. There are three further double bedrooms, one with en suite shower room, while the other two bedrooms are served by a well-appointed family bathroom along with a separate shower room. On the second floor the secondary bedroom suite is bathed in natural light and benefits from an ensuite with freestanding bath and separate shower cubicle.



Gardens and Grounds

Externally the property is setback from the road behind an electric gate with entry system along with a single gate with keypad entry. Mature hedging provides an excellent degree of privacy. There is also parking for several cars along with an attached double garage. To the rear of the property is a delightful garden with private aspect mostly laid to lawn with mature borders and hedging. A garden path leads to a timber shed with power and lighting. The stone paved terrace stretches the width of the property and provides the perfect area for al fresco entertaining. There is also an additional storage shed.

Property Information

Directions: From Sevenoaks Town centre proceed south on the A225 passing Sevenoaks School on the left and taking the third turning on the right into The Rise. Proceed for 0.4 of a mile where the entrance to the house can be found on the left.

Council Tax: Band G

EPC: C

Postcode: TN13 1RJ

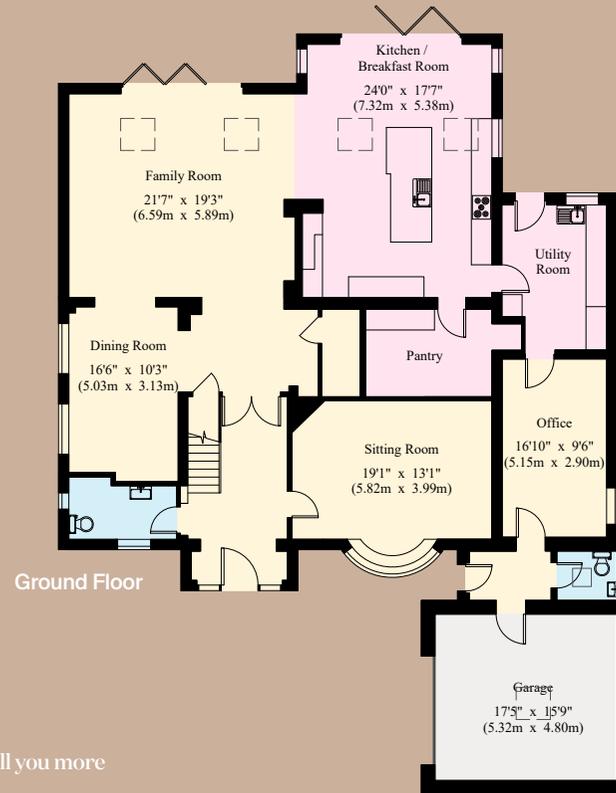
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

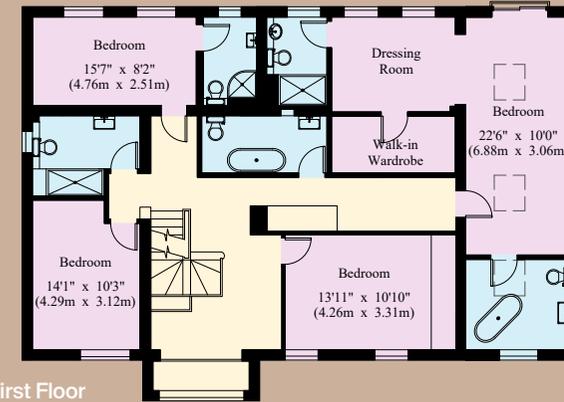
House = 433.2 sq.m / 4,662 sq.ft

Garage = 25.5 sq.m / 274 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



Knight Frank
113-117 High Street
Sevenoaks
TN13 1UP
knightfrank.co.uk

I would be delighted to tell you more

James Storey
01732 744475
james.storey@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated February 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.