



32 St James's Road

Sevenoaks





This beautifully presented family home, dating back to the 1920s, has been thoughtfully extended and renovated to a high standard.

Sevenoaks Primary School 0.3 mile, Sevenoaks Station 1 mile, Sevenoaks High Street 1 mile, Junction 5 M25 3.1 miles. (All distances approximate)



Summary of accommodation

Main House

Ground Floor: Kitchen/breakfast room | Dining room | Sitting room | Study | WC

First Floor: Four bedrooms, one with an en suite | Family bathroom

Gardens and Grounds

Landscaped Gardens



Situation

(Distances and times are approximate)



The property is located in St.James's Road, a popular residential road positioned 0.3 miles from Sevenoaks Primary School and 1 mile from Sevenoaks station with mainline links to London Bridge, Waterloo East and Charing Cross.



Sevenoaks High Street with its excellent range of shops, restaurants and supermarkets is just 1 mile away.



There is a superb range of schools in the vicinity including, The Granville (0.8 mile), Knole Academy (0.5 mile), Weald of Kent Grammar School (0.9 mile), a selection of prep schools and internationally renowned Sevenoaks School.



Leisure facilities in the area include tennis and hockey at Hollybush, golf at Knole and Wildernesse, swimming at Sevenoaks Leisure centre and cricket at The Vine.



The house is well-placed for the M25 at Junction 5 being 3.1 miles away.





## The Property

Bright and spacious, the property offers a well-designed layout ideal for modern family living. Additional benefits include off-road parking, a garage, an en suite master bedroom, a landscaped garden, and far-reaching views.

Upon entering, you are welcomed into a generous entrance hall with a useful understairs cupboard and stairs leading to the first floor. Solid oak flooring extends into the main reception room, an impressive open-plan space with a charming fireplace and log-burning stove in the sitting area. The dining area flows seamlessly into the stylish kitchen, both benefiting from underfloor heating. Bi-folding doors open onto a decked terrace, creating an effortless indoor-outdoor connection. The kitchen is fitted with sleek white gloss cabinetry, complemented by wooden countertops, a stainless-steel sink, and integrated appliances, including a wine fridge, oven, hob, and extractor fan. A separate utility door provides additional access to the garden. Completing the ground floor is a cloakroom W.C. and a well-appointed dual-aspect study with fitted furniture, ideal for home working.

Upstairs, the principal bedroom is a standout feature, boasting dual-aspect windows that allow natural light to flood the space throughout the day. It also includes a bespoke range of fitted wardrobes and a modern en suite shower room. The three additional bedrooms are all well-proportioned, with the two rear-facing rooms offering views of the Downs. These rooms share a contemporary family bathroom.





## Gardens and Grounds

Outside, the front driveway is block-paved, providing ample parking for up to three vehicles, and includes an EV charging point. A side gate offers convenient access to the rear garden. Thoughtfully designed, the garden is divided into distinct and functional areas.

The spacious decked patio, accessible via the bi-folding doors and kitchen, is perfect for entertaining and outdoor dining. A lower section of the garden features artificial grass, creating a safe and level play area for children, accessible via steps—or the slide! At the far end of the garden, a garage provides additional storage and can be accessed from the rear.

## Property Information

**Council Tax:** Band F

**EPC:** C

**Postcode:** TN13 3NQ

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

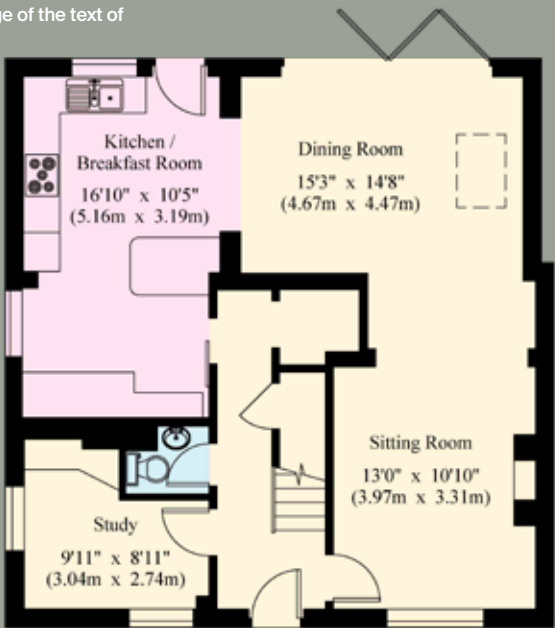


Approximate Gross Internal Floor Area

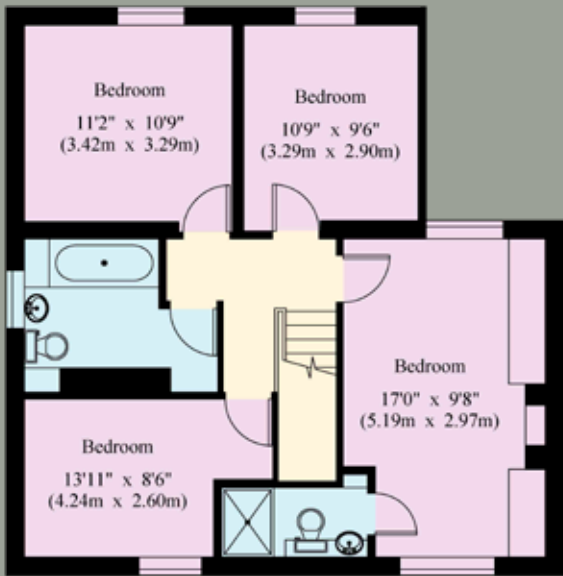
House: 141.2 sq.m / 1519 sq.ft.

Garage: 15.8 sq.m / 170 sq.ft.

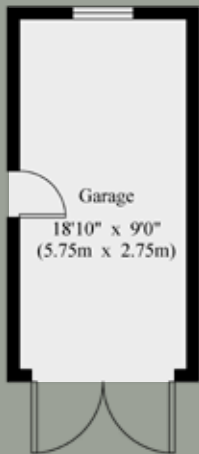
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



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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 March 2025. Photographs and videos dated March 2025.

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