



54 St James's Road

Sevenoaks



A charming 1930s detached home in a desirable private road.

Sevenoaks Primary School 0.2 mile, Sevenoaks Station 0.9 mile, Sevenoaks High Street 1 mile, Junction 5 M25 3.1 miles. (All distances approximate)



Summary of accommodation

Main House

Ground Floor: Entrance hall | Family room | Sitting room | Kitchen | Dining room | Study/bedroom, with en suite
Utility | 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 0.2 miles from Sevenoaks Primary School and 0.9 miles from Sevenoaks station with mainline links to London Bridge, Waterloo East and Charing Cross.



Sevenoaks Primary School 0.2 mile, Sevenoaks Station 0.9 mile, Sevenoaks High Street 1 mile



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

Nestled on a sought-after and private road, 54 St James's Road is an elegant detached home dating back to the 1930s.

Thoughtfully redesigned and extensively refurbished, this property seamlessly blends period charm with contemporary living. Ideally located, it offers easy access to Schools, the town centre, and the mainline station, all of which can be found in under a mile from the property.

Stepping inside, you are welcomed by two beautifully proportioned reception rooms. The impressive triple-aspect sitting room, featuring a characterful fireplace believed to be part of the original design, boasts double doors that open onto the rear garden. Across the entrance hall, there is a separate family room, enhanced by an elegant bow window, providing additional entertaining space. The heart of the home is the modern kitchen, fitted with an array of wall and floor units, complemented by Quartz countertops and stylish glass splashbacks. Integrated appliances include a fridge, wall-mounted double oven, four-ring induction hob, and extractor hood, with space allocated for a dishwasher.

The adjacent utility room offers further practicality with space for a fridge freezer, washing machine, and tumble dryer. Designed for effortless entertaining, the kitchen flows into the bright and airy dining room, which is flooded with natural light from four Velux ceiling windows. French doors lead directly to the rear garden, creating a seamless indoor-outdoor connection. Bi-fold wooden doors open into a versatile playroom/guest bedroom, complete with its own en suite shower room and direct garden access. A stylish cloakroom with a contemporary suite and slate-tiled flooring completes the ground floor.



Upstairs, the double-aspect master bedroom enjoys its own en suite shower room, providing a private retreat. Three further well-appointed bedrooms share a beautifully finished family bathroom, offering ample space for family and guests.

Gardens and Grounds

The exterior is equally impressive. A driveway leads to a brick-paved parking area, framed by mature trees, shrubs, and hedging, ensuring privacy. The beautiful rear garden features a spacious paved terrace spanning the width of the property perfect for alfresco dining, alongside a well-maintained lawn bordered by mature shrubs and trees. A garden shed provides additional storage.

Property Information

Council Tax: Band G

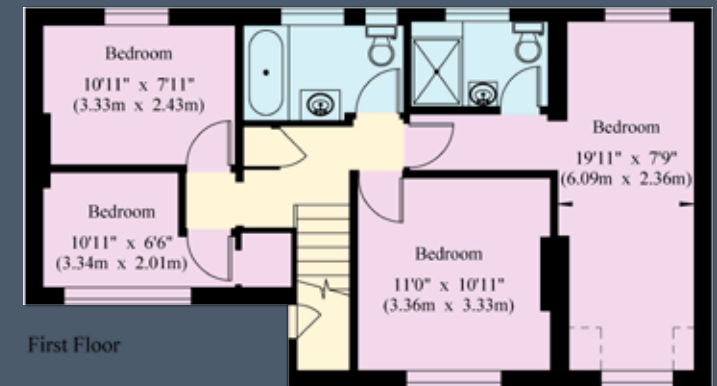
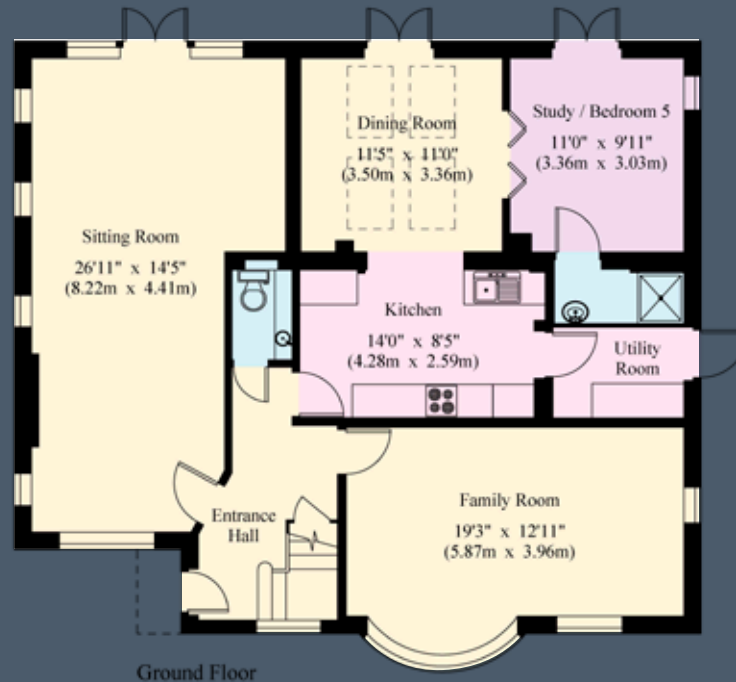
EPC: C

Postcode: TN13 3NG

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

Approximate Gross Internal Floor Area
170.4 sq.m / 1,834 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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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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