



46 Pinewood Avenue

Sevenoaks





A beautifully presented and extended  
1930s detached family home in a superb  
Sevenoaks location with a  
south-facing garden.

Trinity School/ Weald of Kent Grammar School (Sevenoaks) 0.3 miles, St. John's Primary School 0.5 miles,  
Sevenoaks Station 1.7 miles, Bat and Ball Station 0.6 miles, Sevenoaks High Street 1.6 miles  
(All distances approximate)



Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Study | W.C | Kitchen/dining/family room | Garage/store

First Floor: Principal bedroom with en suite | Three further bedrooms | Family bathroom

Second Floor: Bedroom

Gardens and Grounds

Landscaped Gardens | Private Driveway



Situation

(Distances and times are approximate)

The house is only 1.6 miles from Sevenoaks High Street with its excellent range of shops, restaurants and supermarkets.



The property also benefits from having an array of shops close by on St Johns Hill, as well as a coffee shop and butchers in nearby Seal.



Pinewood Avenue is well-placed for excellent schooling, including Trinity, Weald of Kent Grammar School, Tunbridge Wells Grammar School For Boys, Walthamstow Hall and internationally renowned Sevenoaks School to name a few.



Communications are excellent with access to the M5 (J11A) via the A417 also connecting to the A40/A419 to Oxford, Swindon and London.



Sevenoaks station with mainline links to London Bridge, Waterloo East and Charing Cross is 1.8 miles, and Bat and Ball Station is 0.6 miles away.



In addition to Knole Park and Knole Golf Course, there are numerous recreational facilities in the vicinity, including golf at Wildernesse, swimming at Sevenoaks Leisure Centre, tennis at Hollybush and cricket at The Vine.





## The Property

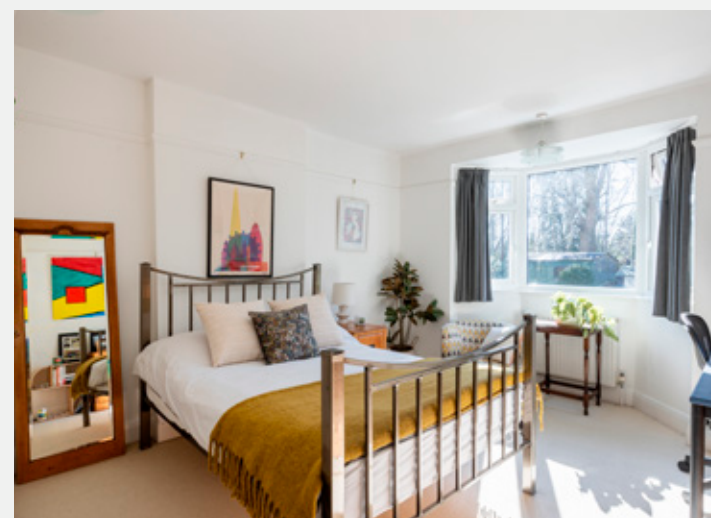
Finished to an impressively high standard throughout, the home provides spacious and versatile accommodation, extending to just over 2600 sq.ft with a delightful south-facing rear garden, and off-road parking to the front.

A highlight of this property is the open-plan kitchen/dining/family area, which spans the entire rear of the house. This space features a high-quality kitchen by Rencraft with contrasting worktops, a Rangemaster oven, and a large island unit with a breakfast bar. Natural light floods the room through Velux windows and doors that open onto the rear garden. This space is perfect for entertaining and modern family living, with ample space for both a dining area and relaxing in front of the cosy fireplace with a wood-burning stove.

Additionally, the ground floor includes a convenient utility room for white goods, adjoining the kitchen, and leading through to a useful store at the front. The sitting room offers a comfortable space to relax with character features such as the large bay window to the front and picture rails, typical of the 1930s period, as well as a further fireplace with a wood-burning stove. A study/playroom, also accessed from the spacious entrance hallway, provides additional flexibility for families. A downstairs cloakroom w.c. completes the ground floor accommodation.

Upstairs, the accommodation continues to impress. The principal bedroom features a dual aspect and a contemporary and spacious en suite bathroom. There are three further bedrooms on this floor, all centred around a large landing area, these bedrooms are served by a well-appointed family bathroom. A further staircase leads to the second floor, a further standout highlight of the property. Spanning the entire second floor, this room could make for a very spacious teenager's bedroom, or be utilised to provide multiple uses, such as a guest bedroom, further workspace, or a playroom. It also benefits from access to eaves storage on both sides.





## Gardens and Grounds

The rear garden enjoys a delightful, quiet and private setting, with a woodland backdrop and a south-facing aspect. A paved patio provides space for outdoor dining, looking onto a Kentish Ragstone wall, with steps leading up to the lawn area bordered by planting and mature trees. To the front, a private driveway provides parking for two vehicles, with access to the rear garden.

## Property Information

**Tenure:** Freehold

**Local Authority:** Sevenoaks District Council

**Council Tax:** Band F

**EPC:** C

**Postcode:** TN14 5AF

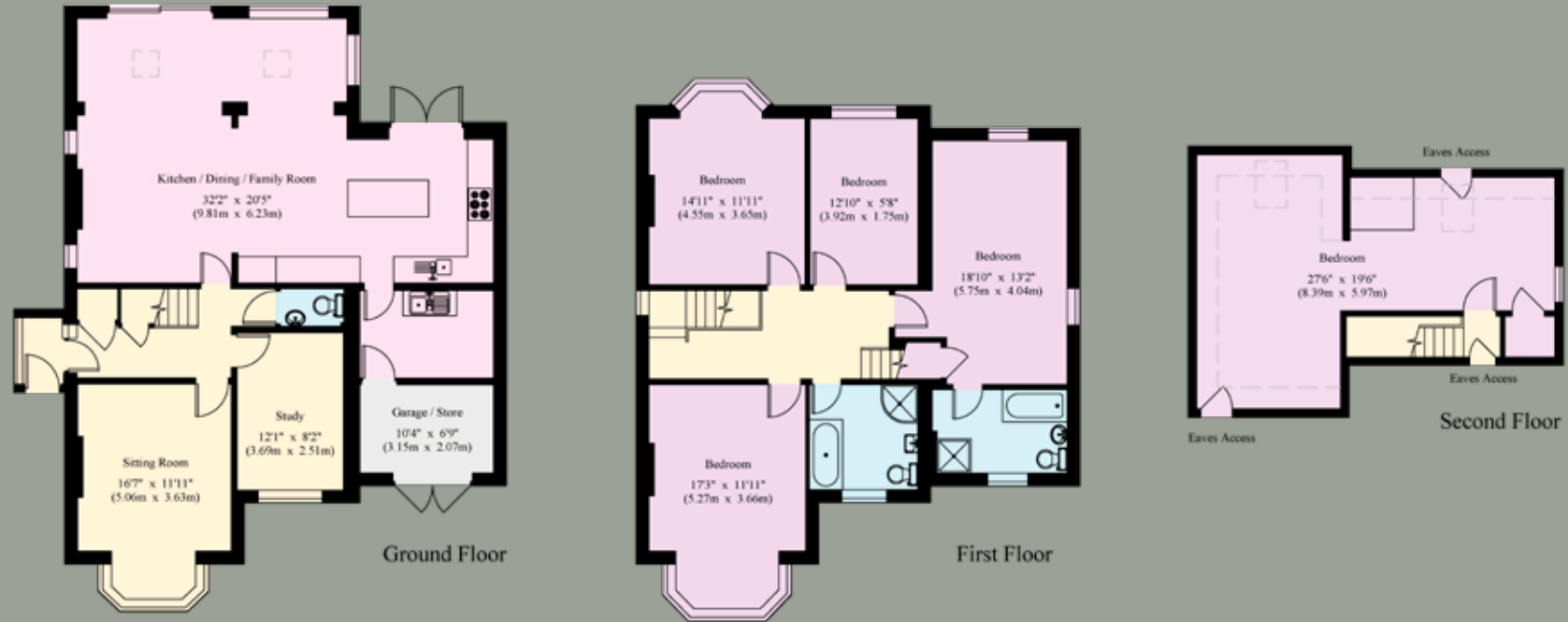
**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area  
241.8 sq.m / 2,602 sq.ft (Incl. 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.



**Knight Frank**  
113-117 High Street  
Sevenoaks  
TN13 1UP  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Mark Waldron**  
01732 744461  
[mark.waldron@knightfrank.com](mailto:mark.waldron@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.

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

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