

Siles Oak

Seal Road, Sevenoaks, Kent



 Knight
Frank

A detached five bedroom house situated at the end of a private road located opposite the grammar schools in Sevenoaks.

Bat and Ball Station 0.9 miles, Sevenoaks High Street 1.8 miles, Sevenoaks Station 1.9 miles, Junction 5 M25 3.7 miles, (All distances are approximate)



Summary of accommodation

Main House

Ground Floor: Entrance Hall | Sitting Room | Study | Kitchen/dining Room | Utility Cupboard | WC

First Floor: Principal Bedroom with Ensuite | 3 further bedrooms | Family Bathroom

Second Floor: Bedroom | Shower Room with WC

Outside

Garden | Shed





Situation

(Distances and times are approximate)

Siles Oak is in a quiet, yet convenient location at the end of a private road 1.9 miles from Sevenoaks Station with its mainline service to London and 1.8 miles from Sevenoaks High Street with its shops, restaurants and supermarkets. Bat & Ball station is 0.9 miles away. There are numerous excellent state and private schools nearby. Golf is available at Wildernesse (0.9 miles) and Knole Park (1.1 miles).

A wide range of leisure facilities are available at Sevenoaks Leisure Centre and there are thriving rugby, hockey and cricket clubs.





Siles Oak

Siles Oak is a supremely well-designed family home which offers great entertaining space and privacy. It has been lovingly modernised by the current owners over the last ten years and is being sold with no onward chain. On the ground floor, the oak porch opens onto the large entrance hall which leads onto the impressive double aspect drawing room benefits from an inglenook fireplace with working open fire and doors to the garden. A fitted oak study houses a gun cabinet and library. Double doors from the entrance hall lead onto a delightful kitchen/dining room with side access to the outdoor dining area. The high specification kitchen features Neff ovens and a Neff induction hob and Sonos music system. A small utility room leads off the kitchen and houses the gas-fired boiler and other appliances. The double-height staircase leads to three double bedrooms, a family bathroom and the master bedroom with en-suite shower room. On the second floor is the guest suite also with en-suite shower room and there is capacious storage space in the attic.





Outside

The landscaped garden is well stocked with yew hedges, perennial flowers, trees and topiary. To the side is a large seating and dining area. Planning permission was granted in October 2022 under reference 22/02366/HOUSE for a 5.6m x 4.5m ground floor extension to the west of the kitchen/ dining room. The garden benefits from a 10'x8' greenhouse and a large shed with power. There is a children's play area with trampoline, swings and climbing frame. Siles Oak is in a quiet, yet convenient location at the end of a private road 1.9 miles from Sevenoaks Station with its mainline service to London and 1.8 miles from Sevenoaks High Street with its shops, restaurants and supermarkets. Bat & Ball station is 0.9 miles away. There are numerous excellent state and private schools nearby. Golf is available at Wildernes (0.9 miles) and Knole Park (1.1 miles). A wide range of leisure facilities are available at Sevenoaks Leisure Centre and there are thriving rugby, hockey and cricket clubs.

Property Information

Tenure: Freehold

Services: andam exper

Local Authority: Sevenoaks District council

Council Tax: Band G

EPC: B

Postcode: TN15 0AA

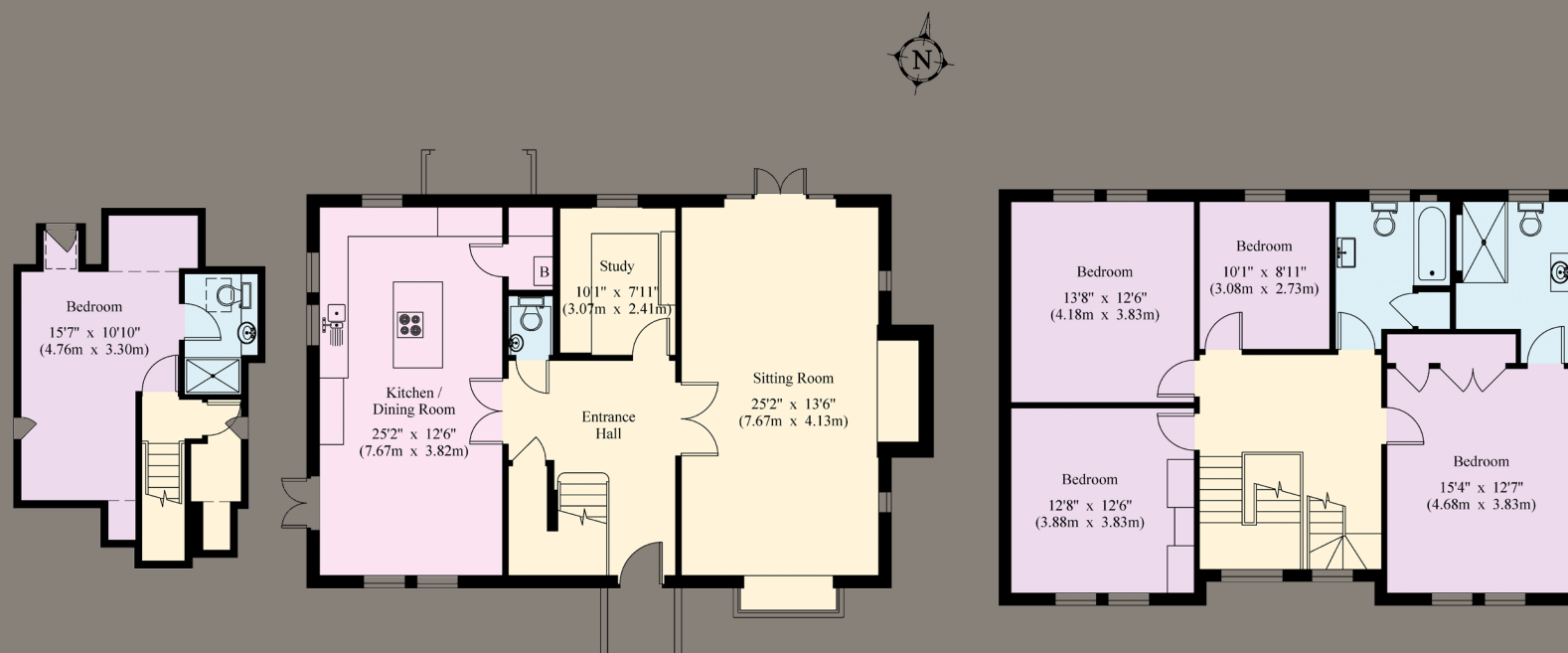
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

214.4 sq.m / 2307 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 May 2025. Photographs and videos dated May 2025.

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