



Combe Bank Drive, Sundridge







## Combe Bank Drive, Sundridge Kent

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No onward chain

A fantastic five bedroom family home, located on Combe Bank Drive, Sundridge, Kent.



**Tenure:** Freehold

**Local authority:** Sevenoaks District Council

**Council tax band:** G















## The Property

A charming and spacious five-bedroom family cottage offering generous living spaces, perfect for both family life and entertaining. While in need of modernisation, the property presents a wonderful opportunity to create a truly special home.

Upon entering, you are greeted by a welcoming entrance hall that provides easy access to the main areas of the ground floor. The bright and expansive sitting room serves as the heart of the home, offering a fantastic space for family gatherings and hosting guests. Flowing seamlessly from the sitting room, the dining room is generously proportioned and ideal for formal dining.

At the opposite end of the house, the kitchen and breakfast room is thoughtfully designed, benefiting from a previous extension that enhances the room with natural light and maximises functionality. Equipped with modern appliances, this space perfectly balances style and practicality. Adjacent to the kitchen, you will find a utility room, boiler/storage room, and a convenient downstairs cloakroom. The property also benefits from a half height cellar, accessed via the kitchen.

On the first floor you will find five well-sized bedrooms and three bathrooms. Two bedrooms on the left side of the house share a family bathroom. The central main bedroom has direct access to a Jack-and-Jill en suite. On the right side, two additional double bedrooms share a shower room. One of these bedrooms features French doors opening to a charming balcony that overlooks the garden.

The Cottage is a wonderfully proportioned home that effortlessly combines practicality with the charm of a country cottage.











## Outdoors

Outside, the house is approached via a private driveway, providing ample parking for multiple vehicles. The property further benefits from a double garage and workshop. The mature gardens surrounding the house offer a peaceful retreat, whether relaxing in one of the patio areas or entertaining family and friends in the beautifully landscaped outdoor space.

## Location

This house is situated on Combe Bank Drive (private road) on the edge of the village of Sundridge, with a local pub within walking distance (The White Horse), village store and GP surgery. It is conveniently located just outside Sevenoaks with its wider range of amenities, shops, restaurants and transport links (with its mainline access into London Bridge, Charing Cross and Canon Street). To the west the town of Westerham has an ever increasing selection of dining spots and Oxted (approximately 6.7 miles away) provides a wide range of amenities together with a main line station into London Victoria.

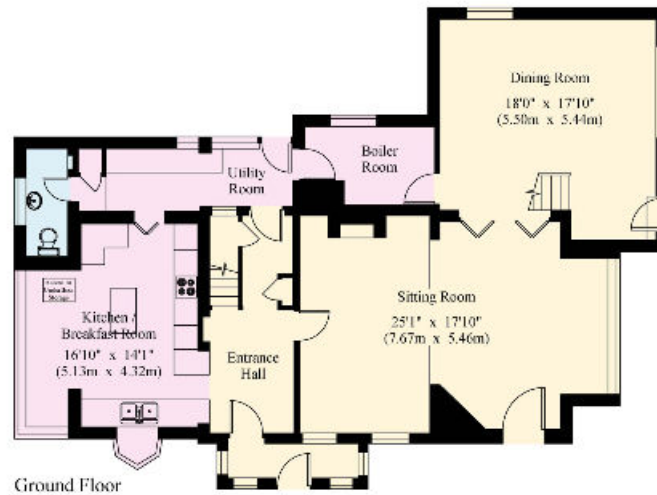
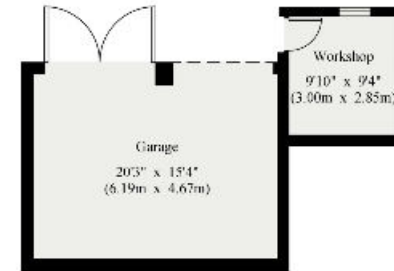
Sundridge is also well located for the M25 providing access to the airports at Gatwick and Heathrow, links to the M26 and M20 towards the channel ports together with London itself and the wider UK motorway network.

A wide selection of schools; primary and secondary, fee-paying and state, are within easy reach of the house. From the primary schools in Chevening, Westerham, Ide Hill and Sundridge to one of the most sought after senior locations in the country - with schools such as Radnor House, (walking distance) The New Beacon, Walthamstow Hall, St. Michaels, the Schools at Somerhill and Hilden Grange providing good examples of local prep schools together with the senior schools at Sevenoaks, Tonbridge and Caterham. If you then add the excellent selection of Grammar Schools in the area (such as The Judd School, Skinners, the Weald of Kent Girls Grammar, Tonbridge Girls Grammar, Tunbridge Wells Girls Grammar and Tonbridge Wells Boys Grammar (with a campus at the Trinity School site in Sevenoaks) then this property places you in arguably one of the best locations for education choice in the country.

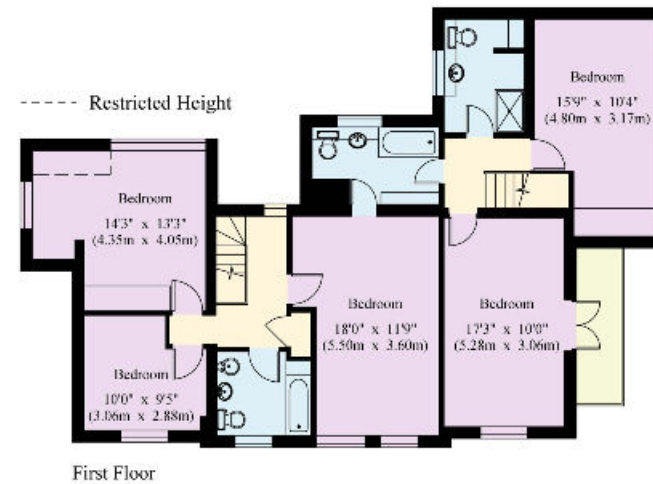


## The Cottage

House - Gross Internal Area : 240.8 sq.m (2591 sq.ft.)  
Garage / Workshop - Gross Internal Area : 37.8 sq.m (406 sq.ft.)



Ground Floor



First Floor



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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