

# Redwood House

41 Kippington Road, Sevenoaks, Kent







A substantial detached family property situated in a highly sought after private road within 0.5 miles of Sevenoaks station, and within close proximity of the town centre and many well-regarded schools.

  
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Summary of accommodation

Main House

**Ground Floor:** Entrance hall | Dining room | Sitting room | Kitchen/breakfast room | Utility | Family room | Boot room | Cinema room | Study | Two WCs

**First Floor:** Principal bedroom with two en suites and a dressing room | Five further bedrooms, all with en suites | Family bathroom | Gym | Shower room

**Second Floor:** Play room | Store room

Gardens and Grounds

Two garages | Summerhouse | Outbuilding



# Situation

Times and distances are approximate.

There are excellent schools nearby such as New Beacon, Granville, Walthamstow Hall, and the renowned Sevenoaks School. Tonbridge Boys school is approximately 7 miles distant. Local primary schools include St Thomas, Riverhead infants and Amherst Junior schools. Sevenoaks has two grammar annexes and the well-regarded Judd and TGS grammar schools in Tonbridge.

Sevenoaks station has services to London Charing Cross/Cannon Street from 32 minutes (London Bridge from 22 minutes).

The A21 at Chipstead (2 miles) gives access to the M25, Channel Tunnel terminus and ports, Gatwick, Heathrow, and Stansted airports.

Sevenoaks offers a range of independent and high street shops, numerous cafes and restaurants, the Stag cinema/theatre, M&S food store and Waitrose supermarket.

There are wonderful walking opportunities to be had nearby through Knole Park, Britains Wood and the countryside beyond.

Leisure facilities include Wildernesse and Knole Park golf clubs in Sevenoaks and Nizels Health & Golf club in Hildenborough. Sevenoaks has its own leisure centre and numerous sports clubs.



# The Property

Redwood House is a substantial property of impressive proportions that has undergone a complete programme of renovations during the vendor's ownership. Extending to almost 8,500 sq ft the property is principally arranged over two floors providing versatile and generously proportioned accommodation with superb reception rooms and bedroom suites.

# Gardens and Grounds

The property has an imposing presence, set back from the road behind mature trees and hedging, creating an excellent degree of privacy. A carriage driveway provides parking for several cars along with an integral garaging for three cars. A particular feature of the property is the established rear garden which provides all year round interest combining and expansive area of lawn, raised beds, a feature Koi carp pond with stone paved surround and ornamental box hedging. There is also an expansive stone paved terrace ideal for al fresco entertaining. In addition there are two detached brick built outbuildings both with plumbing and electricity.









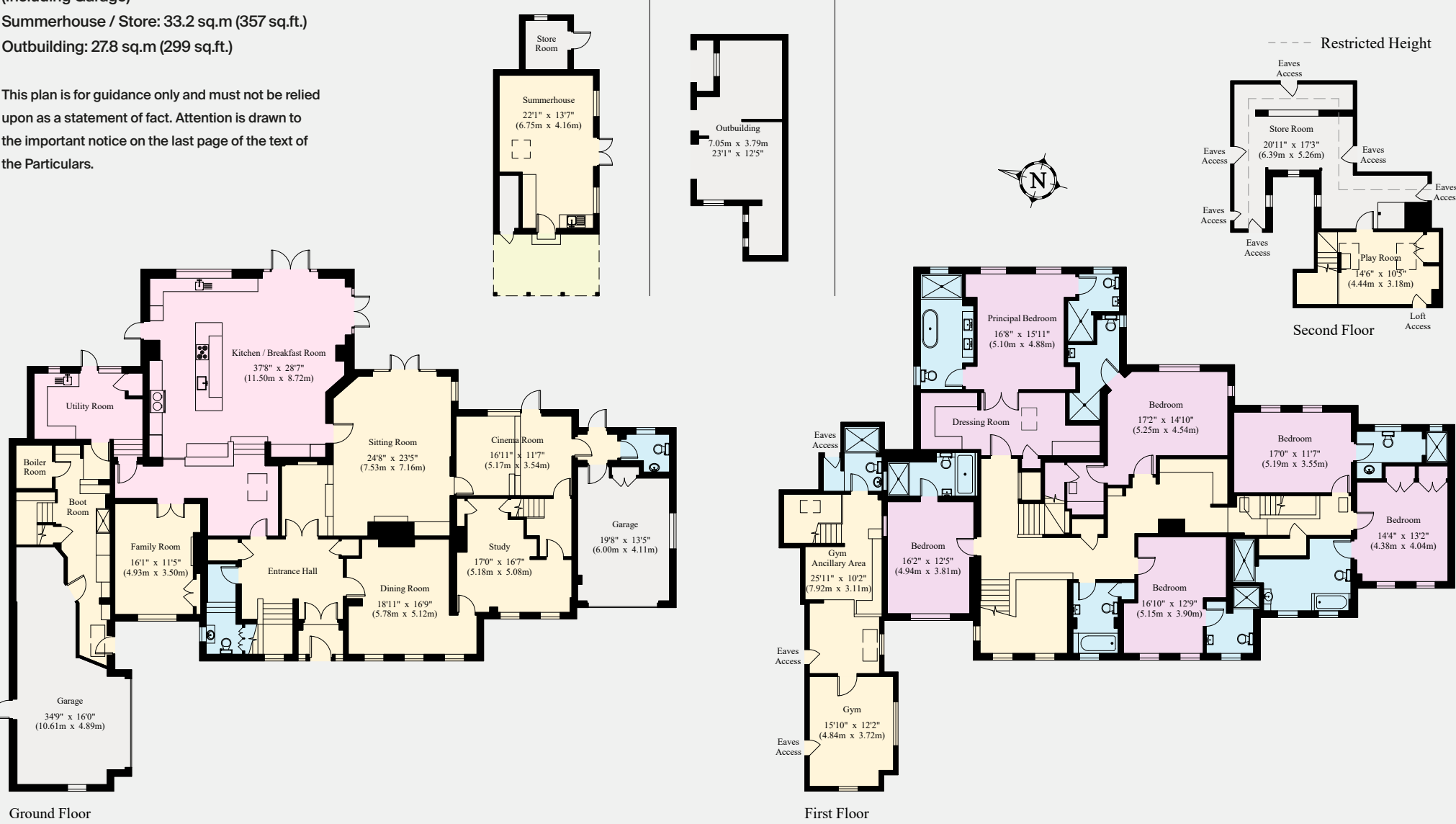




FLOORPLAN

Approximate Gross Internal Floor Area  
House: 780.4 sq.m (8400 sq.ft.)  
(Including Garage)  
Summerhouse / Store: 33.2 sq.m (357 sq.ft.)  
Outbuilding: 27.8 sq.m (299 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.



Property Information

Council Tax: Band H

EPC: C

Postcode: TN13 2LL

**Directions:** From Sevenoaks station proceed in a northerly direction on the London Road passing Oakhill Road on your left. Kippington Road is the next left. Proceed up the road for 0.3 of a mile and the property can be found on the left.

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



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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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