

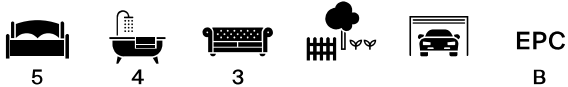
Landsveer View, Oak Lane, Sevenoaks





An impressive family house located on the south side of Sevenoaks

Completed in 2022, the property boasts an elegant and contemporary design, which is complemented by landscaped gardens.



Tenure: Freehold

Local authority: Sevenoaks District Council

Council tax band: H





The Property

Completed in 2022, the property boasts an elegant and contemporary design, which is complemented by the beautifully landscaped gardens that surround it. The south-facing orientation of the principal accommodation allows the property to take full advantage of the natural light and stunning views over the adjoining greenbelt beyond. Upon entering the house, you are immediately struck by the level of attention to detail and the superior finish throughout. The ground floor features a spacious open-plan kitchen/dining/living area that has been expertly designed by bespoke kitchen specialists, Rencraft. The kitchen is fitted with a range of Siemens appliances, and the open-plan layout ensures that it is the perfect space for entertaining and socializing with family and friends. An adjoining and spacious utility room leads through to the attached garage. The versatile accommodation continues throughout the ground floor with both a drawing room and a family room to the front, whilst across the entrance hall, a study provides an ideal space to work from home.

The ground and first floors feature concrete flooring and underfloor heating, which provides a comfortable and luxurious living environment all year round. The neutral colour scheme throughout the property creates a calming and tranquil ambiance, which is enhanced by the use of engineered wooden floors and aluminium framed windows and doors. The first floor also features four bedrooms, two of which boast stylish en suite shower rooms and a large walk-in dressing room in the principle. The three bedrooms across the rear of the property also feature Juliette balconies, which provide stunning views of the surrounding countryside.

The second floor of the property is equally impressive, featuring an impressively proportioned fifth bedroom that could also serve as a cinema room. The bedrooms have been designed with versatility in mind, ensuring that they can be adapted to suit the changing needs of modern family life.

The specification of the property is of the highest standard, with Landseer Bailey ensuring that only the best materials and finishes are used. The New Wave Audio and Visual systems ensure that the property is fitted with the latest technology, while the high-efficiency boilers provide a cost-effective and eco-friendly heating solution.







Gardens and Grounds

The exterior of the property is equally impressive, with the landscaped gardens featuring a rain-water harvesting system, and the gardens have been expertly designed to create a space that is both beautiful and functional, providing the perfect environment for outdoor entertaining and relaxation. The rear garden enjoys uninterrupted views adjoining meadow land, a unique outlook in a location still so easily accessible to Sevenoaks town.

The property's prime location, stunning views, and superior specification make it the perfect family home for those seeking a luxurious and sustainable living environment in one of the most sought-after locations in Sevenoaks.

Situation

The house is ideally located on the highly favoured southern side of Sevenoaks within easy reach of the centre of town with its busy shops, restaurants and amenities together with the excellent communications links and local schools in the area. The New Beacon is a few minutes' walk away (0.2 miles) whilst Sevenoaks School is also within easy reach (0.9 miles). Additional excellent schools include Solefields, Sevenoaks Prep, Walthamstow Hall and The Granville all easy accessible. Access to the M25 orbital (Junction 5) is just to the north of Sevenoaks providing access to the national motorway network, as well as Gatwick and Heathrow airports, Ebbsfleet International station and Bluewater shopping centre. Sevenoaks mainline station (1.6 miles) provides excellent transport links with direct trains running frequently into Charing Cross, London Bridge (22 minutes) and Cannon Street.

Services

All mains services.

Directions

From Sevenoaks High Street proceed in a southerly direction and take the next right turn into Oak Lane. Continue for approximately 0.8 of a mile and the property will be found on the left hand side.



Approximate Gross Internal Floor Area (including Garage) 379.4 sq m / 4083 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.



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

I would be delighted to tell you more
James Storey
01732 744475
james.storey@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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc, show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2023. Photographs and videos dated 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

