

Lynchets

Sevenoaks





A fabulous six bedroom detached property set within approximately 1 acre situated in a highly sought after location within walking distance of Sevenoaks high-street and main line station and close to many well-regarded schools.


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3

Summary of accommodation

Main House

Lower Ground Floor: Sitting room | Family room | Kitchen/dining/breakfast room | WC | Terrace

Upper Ground Floor: Entrance hall | Utility room | Principal bedroom with dressing room and en suite bathroom | 3 further bedrooms | Family bathroom

First Floor: 2 further bedrooms | Bathroom

Mezzanine: Study

Garden and Grounds

Parking | Gardens | Studio

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 (2.4 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, Brittain's 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

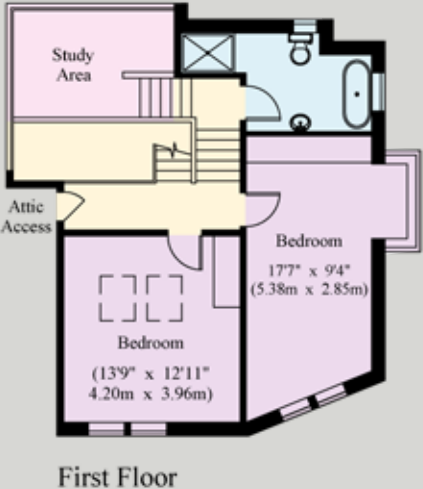
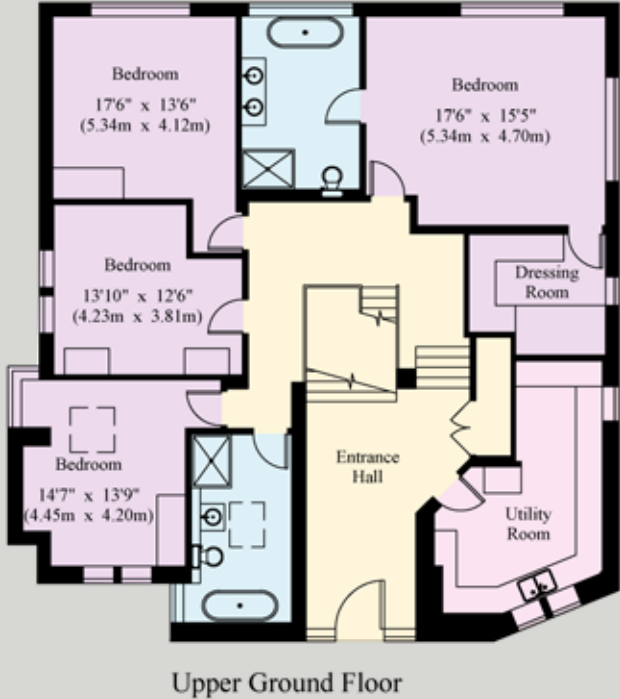
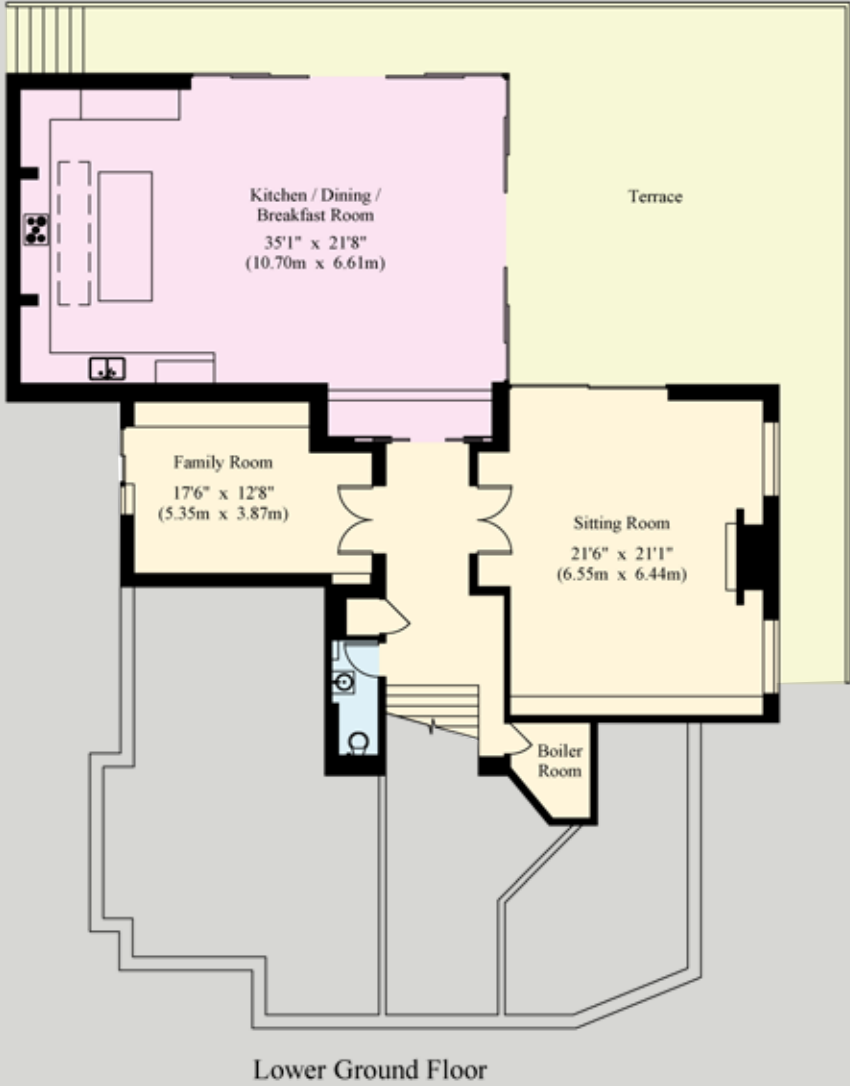
This detached family residence has recently undergone a complete transformation by the current owners and has been comprehensively renovated and refurbished throughout.

The property now presents to an extremely high specification with truly stunning interiors creating a home of spectacular living spaces ideal for modern family living.

Situated in a private and secluded setting the property benefits from an elevated position to the rear with a wrap-around terrace enjoying views over the wonderful established garden surrounded by a canopy of trees.



Approximate Gross Internal Floor Area
House: 402.9 sq m / 4,336 sq ft
Studio: 23.7 sq m / 255 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

Tenure:
Freehold.

Council Tax:
Band G

EPC:
C

Directions:
From London Road, turn left at the Post Office into South Park. Continue into Granville Road. Once in Granville Road, take the first left into Clarendon Road. At the T-Junction turn left. Proceed to the end and the driveway to Lynchets is the last drive on the right

Viewings:
All viewings strictly by appointment only through the vendor's sole 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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