

Nursery Place

Sevenoaks



A detached four bedroom house
with a one bedroom self contained
ground floor annexe, located in
a quiet cul-de-sac.



Summary of accommodation

Main House

Ground Floor: Entrance hall | Family room | Sitting room | Kitchen/dining room | Utility room | WC

First Floor: Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom

Annexe

Sitting room | Kitchenette | Double bedroom | Shower room

Garden and Grounds

Driveway | Landscaped garden | Decking area | Two garden sheds





Situation

(All distances approximate)



The property is located in a quiet cul-de-sac on the edge of the popular village of Chipstead, just 1.4 miles from Sevenoaks station with its mainline links to London Bridge and Charing Cross.



The picturesque Chipstead village boasts two public houses and a lake with a popular sailing club.



Sevenoaks High Street with its excellent range of boutique shops, restaurants and supermarkets is 2 miles.



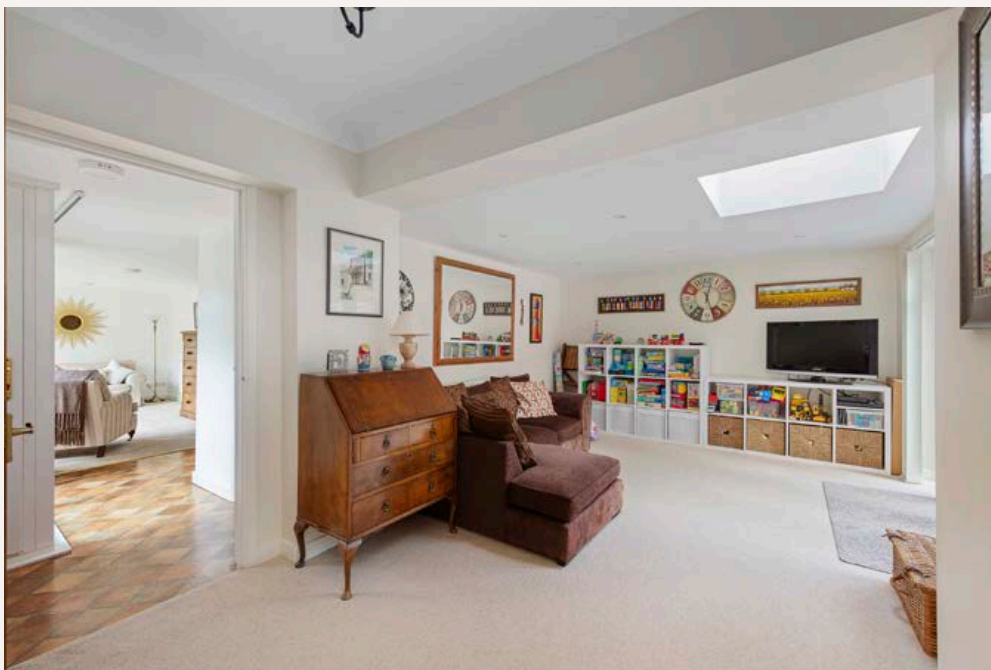
There are numerous excellent schools in the vicinity including the Ofsted Outstanding rated Riverhead Infants School, Amherst, Trinity, Weald of Kent Grammar School, Sevenoaks School and The Granville to name a few



The M25 at Junction 5 is 1.3 miles away providing excellent links to the national motorway network, London and the Channel Tunnel.



Leisure facilities in the area include Knole Park, golf at Wildernesse and Knole, Hollybush and swimming at Sevenoaks leisure centre.





Annexe



Annexe

The Property

The home boasts superb flexibility, particularly on the ground floor. To the left side of the property is a self-contained annexe featuring its own private entrance, as well as internal access to the main house. The annexe includes a sitting room, kitchenette, double bedroom, and a contemporary shower room – ideal for multi-generational living, guest accommodation, or use as a home office or studio.

The main entrance leads into a welcoming hallway, giving access to a generous family room – an extended space with double doors opening onto the rear garden and a direct link to the annex. Opposite, there is a front-facing sitting room. At the rear of the house is a stylish and spacious kitchen/dining room with a separate utility room and an adjoining conservatory that enjoys lovely views of the garden. A downstairs cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, all with built-in storage. The principal bedroom features an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with both bath and separate shower.





Gardens and Grounds

The property is approached via a large block-paved driveway providing ample off-street parking, with pathways leading to both the main entrance and annexe. The rear garden is beautifully maintained, with a level lawn, mature planted borders, and a paved patio area accessible from the family room with a garden shed. A further highlight is the raised decking area at the rear – perfect for entertaining or al fresco dining – offering a high degree of privacy and capturing the evening sun, with raised sleeper flower beds and a further timber shed.

Property Information

Tenure: Freehold

Local Authority: Sevenoaks District Council

Council Tax: Band G

EPC: C

Postcode: TN13 2RH

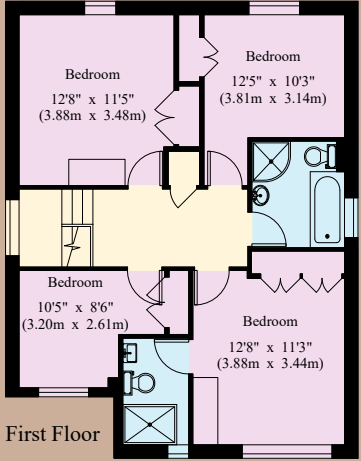
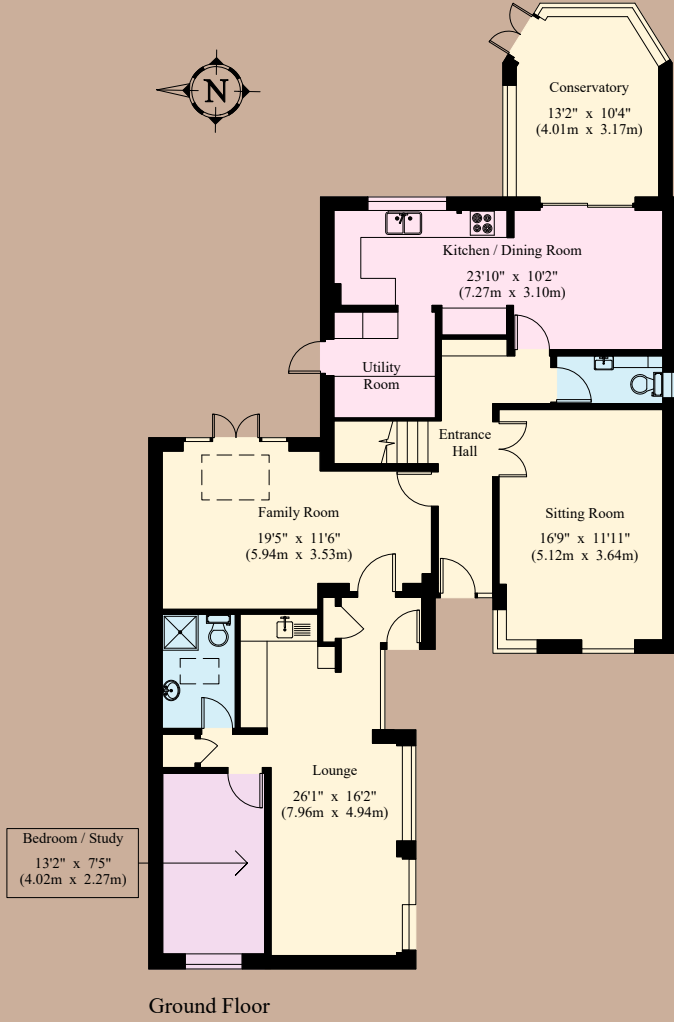
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Agent's Note: In accordance with the 1974 Estate Agent's Act we must highlight that the property is owned by an employee of Knight Frank.



Approximate Gross Internal Floor Area
200.6 sq.m / 2159 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 June 2025. Photographs and videos dated May 2025.

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