

# Oakhill Gardens

Sevenoaks





A superb family home located on a private gated road within walking distance of Sevenoaks main line station and High Street, and close to many well-regarded schools.

Sevenoaks Station 0.6 miles, South Park (by foot) 0.6 miles,  
Sevenoaks High Street 0.8 miles, Junction 5 M25 3.2 miles.  
(All distances approximate)



Summary of accommodation

House

- Lower Ground Floor:** Family room | Bedroom | Shower room | Utility room | Boiler room
- Ground Floor:** Reception hall | Dining room | Cloakroom | Kitchen / Breakfast room | Sitting room  
Reception room | Study / Games room
- First Floor:** Two double bedrooms with en suite shower rooms  
Three further double bedrooms | Family Bathroom

Gardens and Grounds

Driveway | Double garage | Landscaped gardens | Two garden sheds



Situation

(Distances and times are approximate)



The house is situated in one of Sevenoaks' most south-after private roads and only 0.6 miles from Sevenoaks Station with its mainline links to London Bridge, Waterloo East and Charing Cross.



The house is also well-placed for the M25 being 3.2 miles from Junction 5.



The area offers a wide choice of social and recreational activities including the Stag Theatre, a cinema, library, leisure centre with swimming pool and fitness suite.



Hollybush Recreation Ground, which provides tennis courts, bowls, astroturf pitch, a café and a children's playground and the 1,000-acre Knole Park. There is also golf at Knole and Wildernesse and cricket at The Vine.



The property enjoys access to a wide range of nearby state schools, including St. Thomas' Catholic Primary School, Lady Boswell's C of E VA Primary School (rated Outstanding by Ofsted) and Knole Academy, together with a good selection of renowned independent schools including The Granville, Amherst, Walthamstow Hall, The New Beacon, Radnor House, Sevenoaks, Solefield, Sevenoaks Prep and Tonbridge.





## The Property

Enjoying a private setting and outlook the property was built by a reputable local builder to exacting standards and has also been improved further by the current owners.

Arranged over three floors the property provides generous and extremely well-presented accommodation throughout extending to almost 4,500 sq ft.

On the ground floor the property enjoys superb lateral living spaces ideal for formal and informal entertaining. On the first floor there are five double bedrooms, two with en suite shower rooms along with a family bathroom. On the lower ground floor the property provides flexible accommodating including a family room along with sixth bedroom and separate shower room.

There is also the utility room and a useful store room.





## Gardens and Grounds

Externally the property is set-back from the road and is approached via a private drive. Parking is available for several cars along with a detached double garage.

A particular feature of the property is its delightful garden which enjoys a private aspect over a canopy of trees. Principally laid to lawn bordered by mature hedging there are stone paved and wood decked terraces ideal for al fresco entertaining.

## Property Information

**Tenure:** Freehold

**Local Authority:** Sevenoaks District Council

**Council Tax:** Band H

**EPC:** C

**Postcode:** TN13 1NT

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

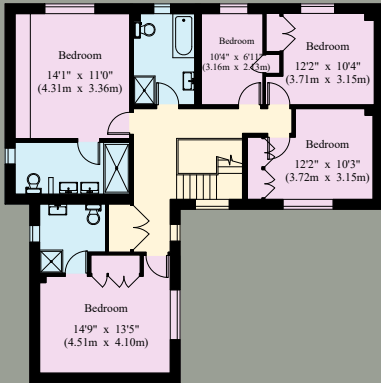


Approximate Gross Internal Floor Area

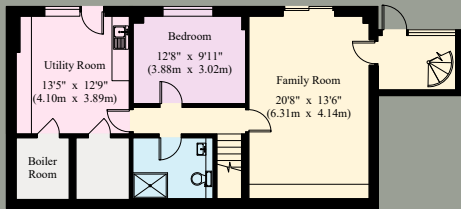
House = 381.4 sq.m / 4105 sq.ft

Garage = 31.4 sq.m / 337 sq.ft

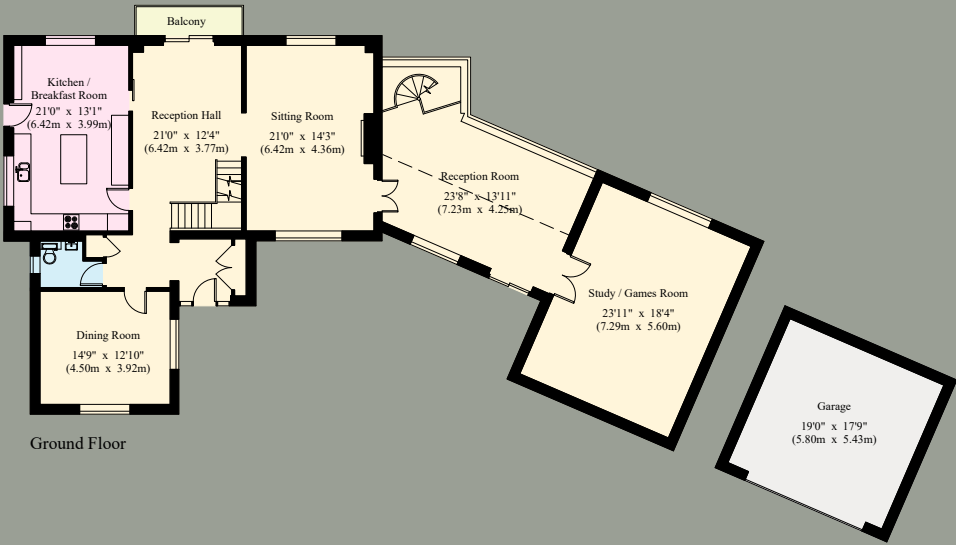
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Lower Ground Floor



Ground Floor

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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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