



St Georges Road

Sevenoaks



A Masterpiece in Modern Design. This home is both beautiful and functional, thoughtfully designed to allow fantastic natural light throughout, offering far-reaching views and exceptional energy efficiency. The attention to detail is second to none.

Sevenoaks Primary School 0.1 mile, Sevenoaks Station 0.7 mile, Sevenoaks High Street 1.1 miles, Junction 5 M25 3.1 miles. (All distances are approximate)


4


3


1

Summary of accommodation

The House

Ground floor: Entrance hall | Kitchen/dining room | Sitting room | WC

First floor: Principal bedroom with dressing room, en suite and balcony | Three further bedrooms, one with balcony | Family bathroom

Outside

Office | Hot tub and swim spa



Situation

Times and distances are approximate.

 The property is located in St. Georges Road, a popular residential road positioned 0.1 miles from Sevenoaks Primary School and 0.7 miles from Sevenoaks station with mainline links to London Bridge, Waterloo East and Charing Cross.

 Sevenoaks High Street with its excellent range of shops, restaurants and supermarkets is 1.1 miles.

 There is a superb range of schools in the vicinity including, The Granville (0.5 mile), Knole Academy (0.3 mile), Weald of Kent Grammar School (0.8 mile), a selection of prep schools and internationally renowned Sevenoaks School.

 Leisure facilities in the area include tennis and hockey at Hollybush, golf at Knole and Wildernesse, swimming at Sevenoaks Leisure centre and cricket at The Vine.

 The house is well-placed for the M25 at Junction 5 being 3.1 miles away.



The House

An impressive architecturally designed family home, built to exacting standards in 2019 for the present owners. The property is centrally located within its plot, set back from St. Georges Road, a quiet residential street just a stone's throw from Sevenoaks Primary School and within walking distance of Sevenoaks Station. Seamlessly combining design and clever use of space with beautiful materials and finishes, the home blends open-plan living with formal entertaining areas in perfect harmony with its outdoor spaces, making it ideal for modern family life. Features include underfloor heating throughout, an MVHR (Mechanical Ventilation with Heat Recovery) system, 8kw solar panels and an electric car charger.

A vast vaulted entrance all with a feature climbing wall leads to the luxurious open-plan kitchen/dining area. The kitchen, crafted by Langstaff of Oxfordshire, is finished to an exquisite standard with high-quality appliances, all designed around a large central island unit with an inset Bora hob and Teppanyaki grill plate, and an adjoining utility cupboard. The kitchen flows into both a dining area and a family room/snug, positioned to enjoy views of the south-facing landscaped garden, accessed via full-height custom sliding glass doors that open onto the patio across a seamless threshold.

Throughout the ground floor, large porcelain tiles and underfloor heating enhance the sense of flow and comfort. From the hallway, there is access to a large coat cupboard, a cloakroom W/C, and a separate sitting room with dual aspect views to the front and rear, complemented by a central biofuel fireplace.



On the first floor, the standout feature is the indulgent principal suite, generously proportioned to create a true sanctuary. This room enjoys far-reaching views over the North Downs, access to a private balcony, a large walk-in dressing room, and a luxurious en suite bathroom by Lusso, complete with Italian marble tiles. There are three further double bedrooms and a well-appointed family bathroom.

Outside Office



Gardens and Grounds

Outside, the paved terrace leads to a level, south-facing lawn. To one side, an Endless Pool swim spa is fitted with a Covana automated cover, alongside a matching hot tub. On the opposite side of the garden, a separate home office building complements the main house, equipped with heating, power, and high-speed internet. With a side gate providing direct access, this outbuilding can also function as a clinic or consultancy space without needing to enter the main home.

At the front, a block-paved driveway provides off-road parking, leading to a large integrated storage room/ garage with an electric car charging point. Steps rise to the entrance of the property, completing the modern exterior. The home also benefits from the remainder of a 10-year building guarantee.

Property Information

Tenure: Freehold.

Local Authority: Sevenoaks District Council

Council Tax: Band F

EPC: B

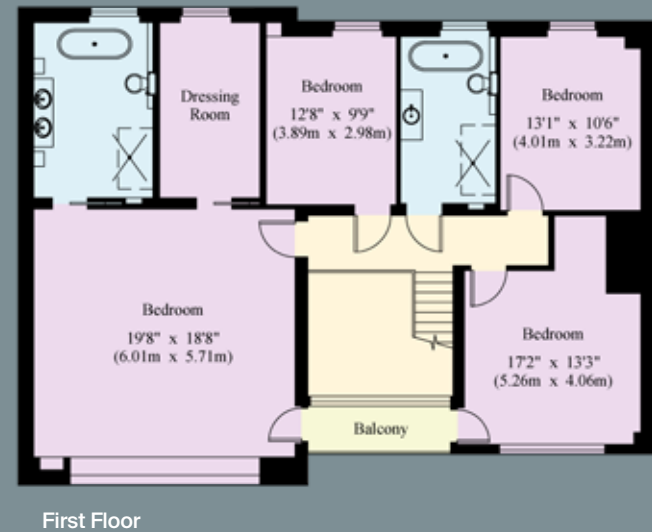
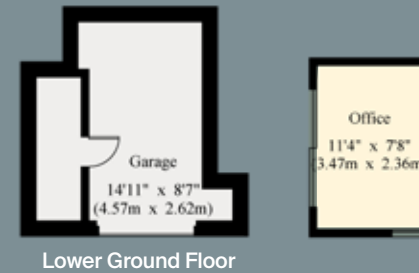
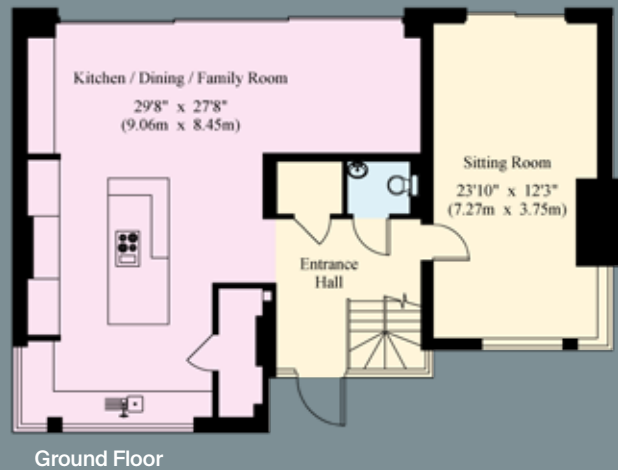
Viewing: Strictly by appointment through Knight Frank.

Approximate Gross Internal Floor Area

Main House: 257.5 sq.m / 2,771 sq.ft

Office: 8.2 sq.m / 88 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
113-117 High Street
Sevenoaks, Kent
TN13 1UP
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Mark Waldron
01732 744461
mark.waldron@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.

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Particulars dated October 2024. Photographs and videos dated September 2024.

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