



GARNETTS

Grassy Lane, Sevenoaks



AN ATTRACTIVE FAMILY PROPERTY LOCATED ON THIS SOUGHT-AFTER PRIVATE ROAD IN SEVENOAKS.

Main House

Ground Floor: Reception hall, Sitting room, Dining room, Kitchen /breakfast room, Play room, Utility room

First Floor: Principal bedroom with dressing room and en suite bathroom, Bedroom with en suite shower room, Two further bedrooms, Family bathroom

Second Floor: Bedroom, Shower room, Study area, Store room

Gardens and Grounds

Integral garage, Garden store, Landscaped gardens



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4



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EPC

B

Local Authority: Sevenoaks District Council

Council Tax band: G

Postcode: TN13 IPL

Tenure: Freehold

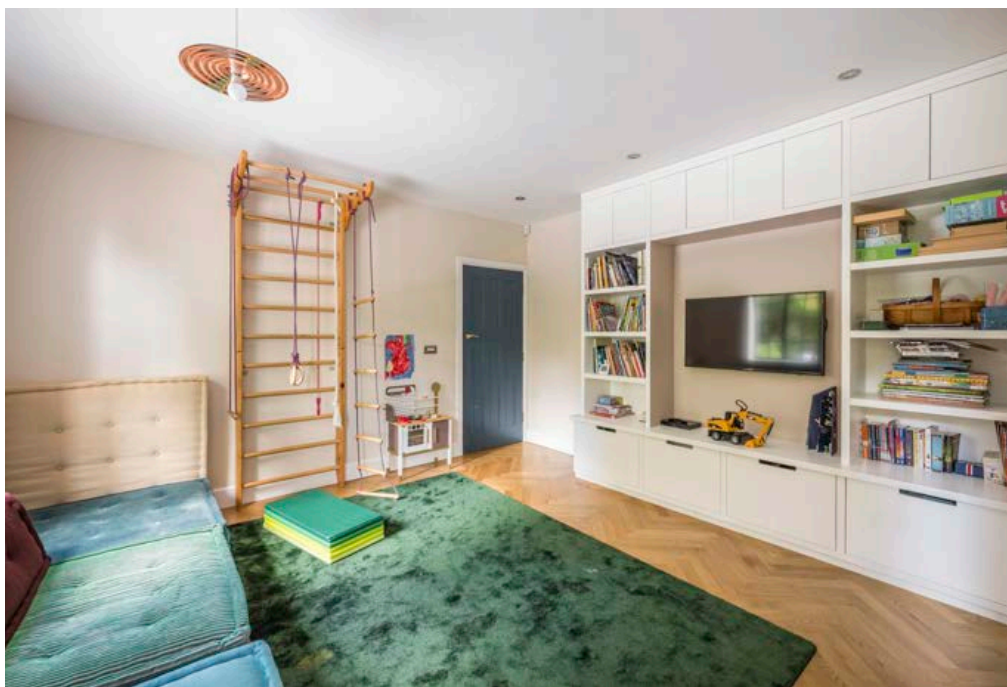
THE PROPERTY

This beautifully presented family home offers a rare chance to own a modern yet characterful property on the popular south side of Sevenoaks. Located within a community popular with both families and London commuters the property is within easy reach of the High Street, main line station and many well-regarded schools.

The property has recently been extended and modernised throughout by the present owner to create a family home full of character, modern comforts and exquisite design. Arranged over three floors extending to almost 5,000 sq ft the property is extremely well-presented throughout combining open-plan spaces with more formal entertaining areas ideal for modern family living.

A particular feature of the property is the impressive open-plan kitchen breakfast room which benefits from an abundance of natural light and space. A bespoke Victoria Stone fireplace creates a natural division between the two areas. Crittal French doors in the kitchen and sliding doors in the breakfast room provide direct access to the garden terrace creating a wonderful sense of indoor / outdoor living. On the first floor there are four double bedrooms served by two en suites and a well appointed family bathroom. On the second floor is the fifth bedroom served by a separate shower room. There is also a useful study area and store room.



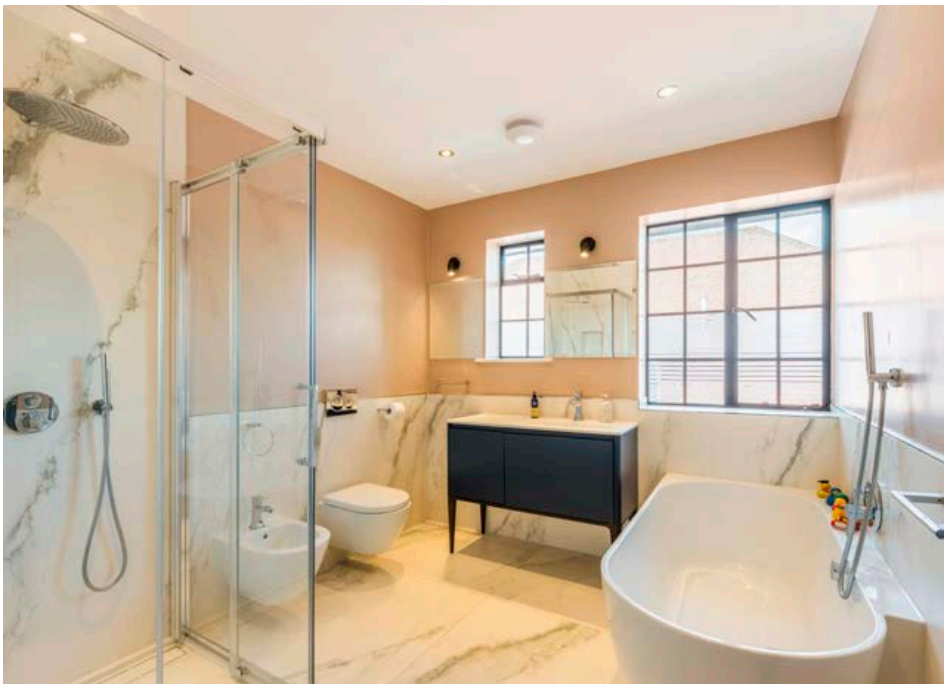


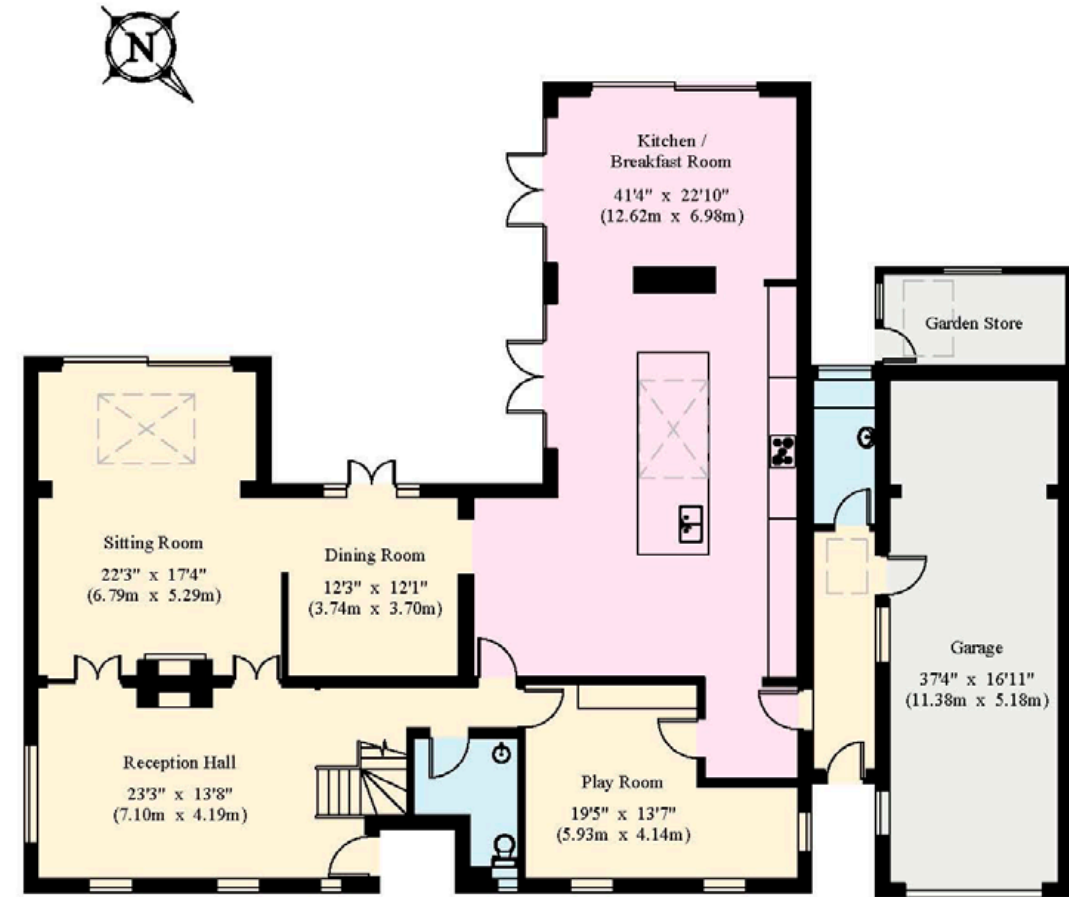
GARDENS & GROUNDS

Externally the property is set back from the road behind estate fencing and mature trees with the wide frontage divided between an area of lawn and a gravel driveway providing parking for several cars. There is also an integral garage. To the left of the property an attractive boundary wall framed by pleached trees and a mature border with adjacent stoned paved path leads invitingly to the south-west facing garden at the rear. Principally laid to lawn with raised beds interspersed with wild flowers and fruit trees bordered by mature hedging the garden enjoys a peaceful and private aspect. A stone paved terrace runs the width of the property providing a wonderful area for al fresco entertaining.

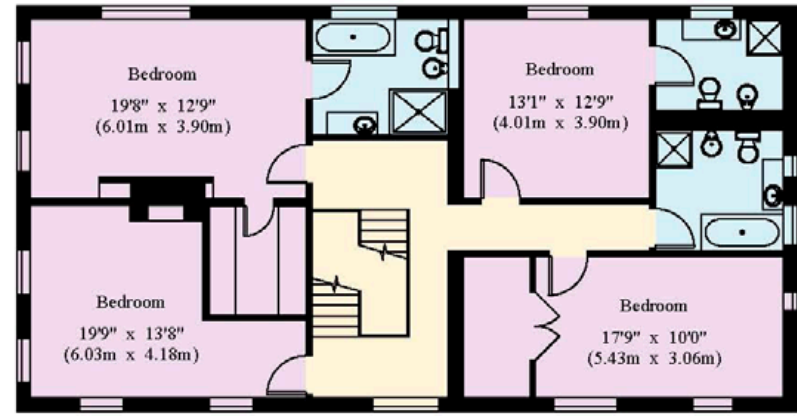
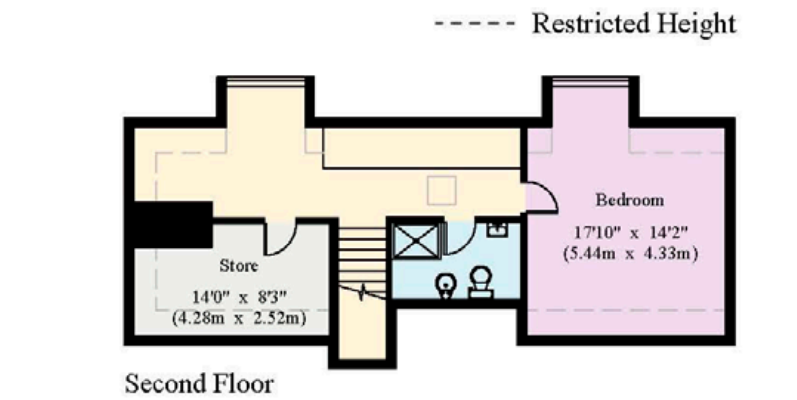
DIRECTIONS

Head south on Sevenoaks High Street passing Sevenoaks School on the left. Turn right into Solefields Road and then turn right onto Grassy Lane, continue for 0.2 mile and the property will be found on the left.





Ground Floor



First Floor

Approximate Gross Internal Area
House (including garage) = 448.1 sq m / 4823 sq ft
Garden Store = 7.9 sq m / 85 sq ft
Total = 456 sq m / 4908 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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Your partners in property

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