



**£1,425,000**

Ravenbury House, Millers Walk Hale Oak Road, Weald, Sevenoaks, TN14 6NQ

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Ravenbury House is a spectacular BRAND NEW 4 bedroom home in a verdant AONB location. Offering a rural feel without compromising on convenience, the property benefits from easy access to the A21 and M25 road networks to the South and North.

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### Ravenbury House

Ravenbury House is an executive 4 bedroom family home in an established countryside location. Designed to impress, this property boasts fabulous entertaining spaces, including a triple aspect living room and substantial triple aspect kitchen/dining room.

### Location

Locally, a diverse network of footpaths and bridle ways are waiting to be explored. Within 2 miles is the local picturesque village of Sevenoaks Weald which boasts a popular primary school, community shop & café and 19th Century pub. While just 5 miles away is the vibrant market town of Sevenoaks.

### Travel and Commuting

By road, the M25 is readily accessible via the A21, while the towns of Sevenoaks (5 miles), Tonbridge (8 miles) and Tunbridge Wells (14 miles) are also easily accessible. Sevenoaks Station offers regular services to London Charing Cross (52 minutes). Hildenborough rail station has services to London Charing Cross/Cannon Street (London Bridge in 32 minutes).

### Leisure

Sevenoaks offers a plethora of amenities, including a range of supermarkets, restaurants, coffee shops, boutiques and national retail outlets.

In the locality are a wide array of sporting facilities, such as Nizels Golf and Country Club in Hildenborough and the Sevenoaks Leisure Centre. Further golf clubs also include Wildernesse and Knole. The local village of Sevenoaks Weald has both football and cricket clubs, while Sevenoaks has further clubs: cricket, rugby, tennis and football to name but a few. Chipstead also has an established sailing club.

### Schooling

The local towns of Sevenoaks, Tonbridge and Tunbridge Wells have a diverse selection of highly regarded state and private schools. Secondary schools include Judd, Tonbridge Grammar, Sevenoaks and Tonbridge Schools. Prep and primary schools include New Beacon,

Sevenoaks Prep, Weald Community Primary and St Thomas' Catholic Primary schools.

### Photography

Images are of the show home.

### Disclaimer

We are sales and marketing agents for new homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. Are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our developer client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our developer client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. May be placed and unless separately stated do not form part of the specification. Our developer client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our developer client.