



# CAMELLIA HOUSE

Shoreham Lane, Sevenoaks



## CAMELLIA HOUSE SHOREHAM LANE, SEVENOAKS

An impressive detached family property located within close proximity of Sevenoaks mainline station, High Street and many well-regarded schools.

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Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



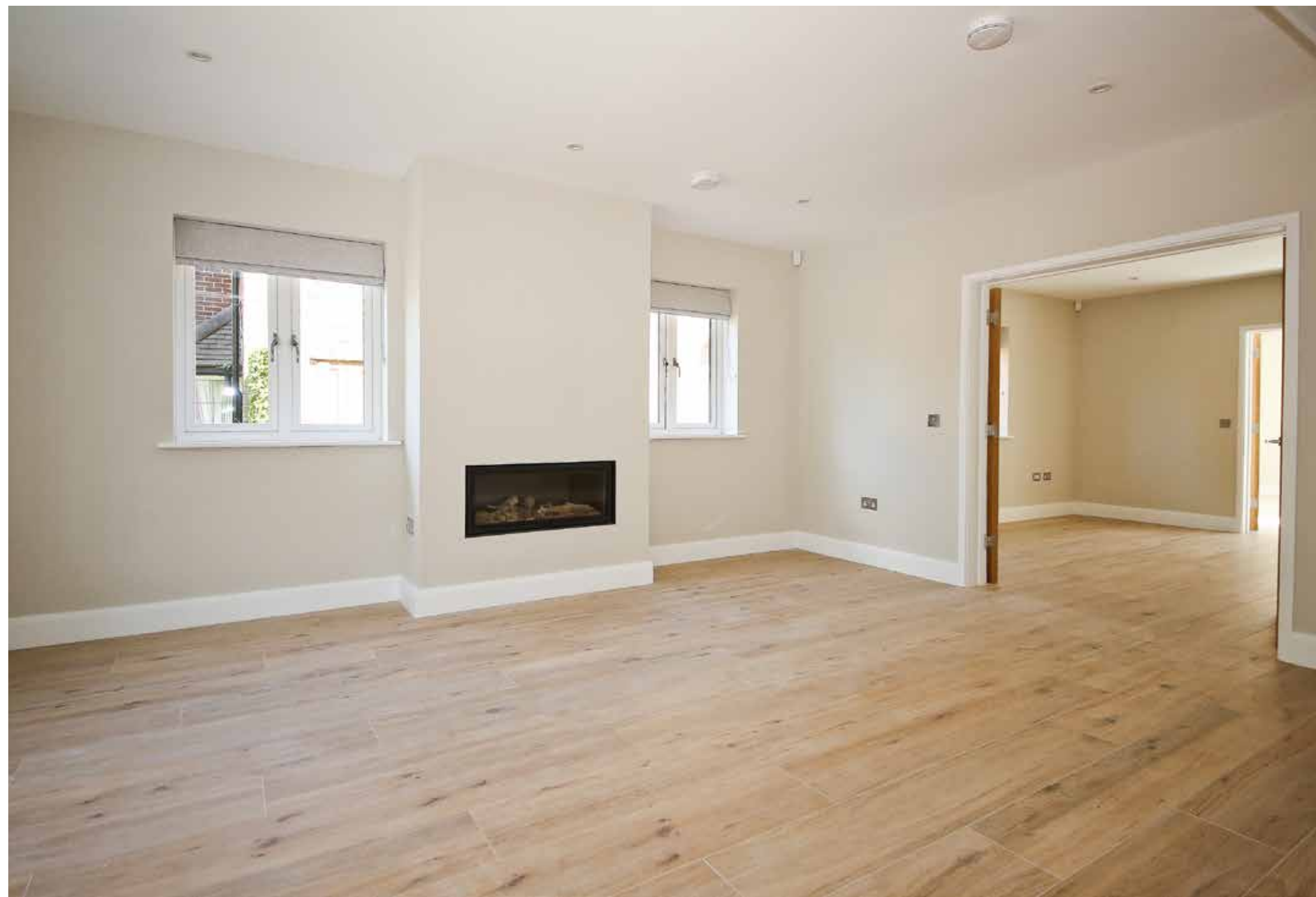


## THE PROPERTY

The property was completed in 2018 to an extremely high standard and provides spacious and well-balanced accommodation arranged over three floors, extending to over 3,800 sq ft. On the ground floor the property combines open-plan living spaces with more formal entertaining areas ideal for modern family living. Of particular note is the superb kitchen family / dining area with floor-to-ceiling sliding doors opening on to a fabulous garden terrace creating a wonderful sense of inside / outside living..

On the first floor are two double bedrooms with en suite shower rooms. In addition there are two further double bedrooms served by a well-appointed family bathroom. On the second floor is a superb bedroom suite which encompasses the entire floor benefitting from an impressive bathroom with freestanding bath and shower cubicle. There is also a built-in wardrobe and chest of drawers with bench seat above.









## GARDENS AND GROUNDS SITUATION

Externally the property is set back from the road and approached via a block-paved drive. There is parking for several cars along with an integral garage. To the rear of the property is a delightful landscaped garden, principally laid to lawn with a stone paved terrace and feature oak frame pergola with trailing wisteria creating an attractive focal point. There is also a garden room, ideal for a home office or gym.

The property is situated in a sought-after and convenient location 0.6 miles from Sevenoaks station with its mainline links to London Bridge, Waterloo East and London Charing Cross.

The property enjoys access to a wide range of nearby state schools, including Riverhead Infants' School, Amherst Primary School, 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, Walthamstow Hall, The New Beacon, Radnor House, Sevenoaks, Solefields, Sevenoaks Prep and Tonbridge.

The property enjoys access to a wide range of nearby state and independent schools. Sevenoaks provides a comprehensive selection of bars, restaurants, supermarkets. The area offers a wide choice of social and recreational activities.







House - Approximate Gross Internal Area = 340.5 sq m / 3665 sq ft (including Garage)  
Garden office - 13.8 sq m / 148 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. (ID767266)



James Storey  
01732 744475  
james.storey@knightfrank.com

**Knight Frank Sevenoaks**  
113-117 High Street  
Sevenoaks, Kent, TN13 1UP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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