



NORTHDOWN

GRASSY LANE, SEVENOAKS



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Dating back to 1924 and designed by the noted architect Charles Bowles, Northdown is a remarkable Grade II Listed Arts & Crafts family residence, offering elegant interiors which reflect the charm and craftsmanship synonymous with the period

			EPC
6	4	4	D

Local Authority: Sevenoaks District Council
Council Tax band: H
Tenure: Freehold



THE PROPERTY

The front door opens into a spacious entrance hall which provides access to the principal reception rooms and kitchen / breakfast room along with a separate W.C. A period staircase with attractive oak balustrade ascends to the first floor. The bespoke Rencraft kitchen and breakfast room form the heart of the house and benefit from a delightful aspect to both the front and rear garden. Adjacent the kitchen is a useful larder and wine cellar along with a separate shower and utility room. There is also access to the side of the property. Adjacent the breakfast room is a useful home office. On the first floor the principal bedroom enjoys delightful views over the garden and benefits from an en suite bathroom and separate dressing room. There are three further bedrooms, one with en suite shower room along with a family bathroom. On the second floor there are two further en suite bedrooms.







GARDENS AND GROUNDS LOCATION

Set within approximately two-thirds of an acre, the grounds are a defining feature of Northdown. Mature gardens, principally laid to lawn, create a private and peaceful setting. Established planting and trees enhance the sense of seclusion. A York stone terrace provides an ideal space for al fresco dining and entertaining.

The property is situated in a highly sought-after residential location on the popular south side of Sevenoaks and is well-placed for access to Sevenoaks High Street with its excellent range of shops, restaurants and coffee shops being 0.9 mile. Sevenoaks station with its mainline links to London Bridge, Waterloo East and Charing Cross is 1.6 miles. The property is well-placed for the M25 motorway at junction 5 being 3.6 miles away providing links to the national motorway networks. There are numerous excellent schools in the local vicinity both in the private and state sectors. These include Solefields, Granville, New Beacon, Lady Boswell Primary, St Thomas' Primary, Sevenoaks Primary School, Walthamstow Hall and internationally renowned Sevenoaks School and Tonbridge School. Local recreational facilities include golf at Wildernesse and Knole, cricket at The Vine and Sevenoaks leisure centre. (All distances approximate)





James Storey
01732 744 475
james.storey@knightfrank.com

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

knightfrank.co.uk

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House: Approximate Gross Internal Area = 407.6 sq m / 4387 sq ft
Garage: Approximate Gross Internal Area = 34.8 sq m / 374 sq ft
Total: 442.4 sq m / 4761 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)

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