



MANOR ROAD

TN15



IMPRESSIVE DETACHED HOME IN EXCLUSIVE DEVELOPMENT

An impressive detached five bedroom family home extending to approximately 3,985 sq.ft, within 0.85 acres of beautifully landscaped gardens, situated in a rural location not far from Sevenoaks, within a private road of six substantial detached homes.



Local Authority: Sevenoaks District Council

Council Tax band: H

Tenure: Freehold



GROUND FLOOR

Built in 1999 by the prestigious Walker Residential Ltd, the property offers substantial accommodation. The private estate extends to approximately 17 acres and is accessed via electric gates leading to a tree-lined avenue and private driveway. A gravel drive leads to the house, detached triple garage and generous parking.

The welcoming entrance hall features oak flooring and the sash windows throughout the house provide excellent natural light. The drawing room enjoys garden views with an exposed brick fireplace. Double doors from the hall lead to the dining room, a bright space suited to formal entertaining. To the rear is the kitchen/breakfast room, fitted with extensive cabinetry, Bosch integrated appliances and a Smeg oven, opening into a relaxed living and dining area with French doors to the garden. Additional ground floor accommodation includes a study/family room, utility room and a cloakroom.











FIRST FLOOR & GROUNDS

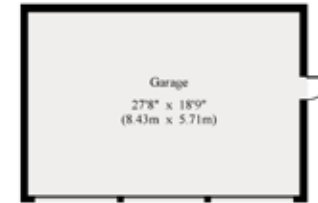
The principal bedroom is a generously proportioned room with large sash windows providing natural light and views over the surrounding grounds. A walk-in wardrobe leads through to the en-suite, which includes a double vanity, bath and separate shower. There are four further well proportioned bedrooms arranged on this floor, all finished with oak flooring. Two of the bedrooms benefit from en-suites, one of which is complemented by a walk-in wardrobe. The remaining bedrooms are served by the family bathroom.

The property is set within well-maintained, south-facing gardens of just under one acre arranged as level lawn and enclosed by established hedging and mature trees, offering a good degree of privacy. A paved terrace wraps around the rear and side of the house, creating generous space for outdoor dining and entertaining, with direct access from the principal ground floor rooms. The gardens are complemented by well-stocked borders and planted beds.

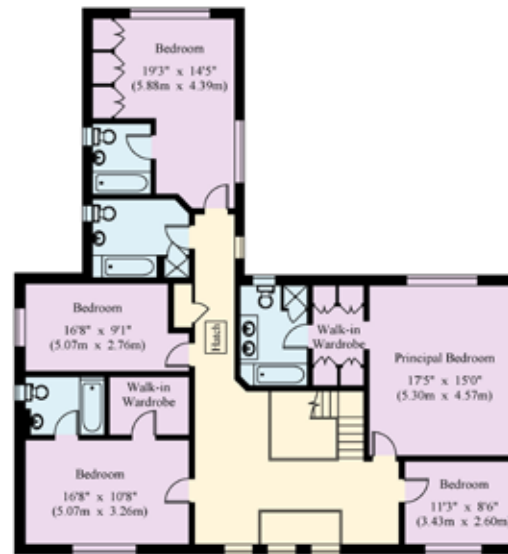
To the front of the house is a detached triple garage, fitted with electric doors. There is potential to convert the loft space to a second floor, subject to planning permission.



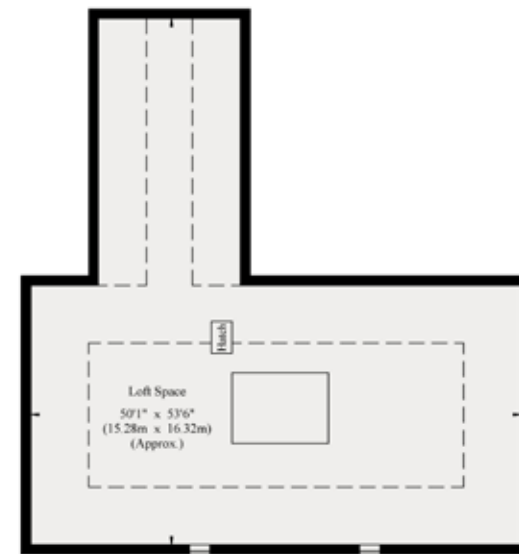




Ground Floor



First Floor



Second Floor

House - Gross Internal Area: 322.0 sq.m (3466 sq.ft)
Loft Space - Gross Internal Area: 160.4 sq.m (1726 sq.ft)
Garage - Gross Internal Area: 48.2 (519 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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