



SILVERWOOD  
GRASSY LANE, SEVENOAKS



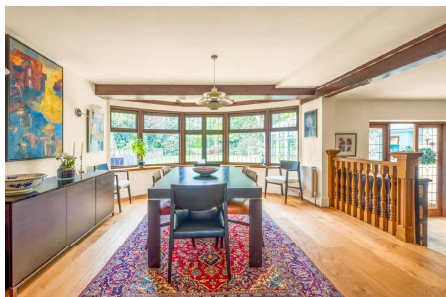
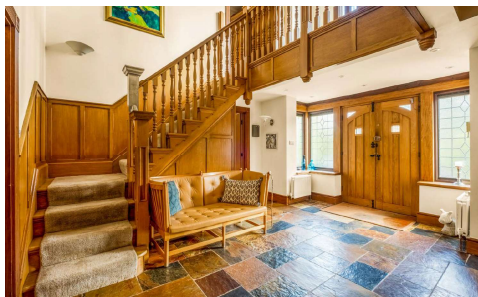


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An impressive detached family house situated on the south side of Sevenoaks within walking distance of the High Street, main line station and many well-regarded schools.

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



## THE PROPERTY

The property provides well proportioned accommodation extending to almost 5,000 sq ft. The property is well-presented and has been fitted throughout with bespoke joinery by Grants of Sevenoaks. On the ground floor there is an excellent balance between formal and informal living including a spacious kitchen / breakfast area with adjacent family room along with a dining room with adjoining sitting room. Of particular note is the elegant Amdega conservatory with impressive temperature controlled wine cellar below. There is also a lift serving the ground and first floors.

On the first floor the principal bedroom enjoys delightful views over the garden and benefits from a walk-in dressing room and well-appointed en suite bathroom. There are four further bedrooms, one with en suite shower room and a family bathroom serving the other bedrooms. The sixth bedroom is currently used as a study with fitted shelving and cupboard storage space.









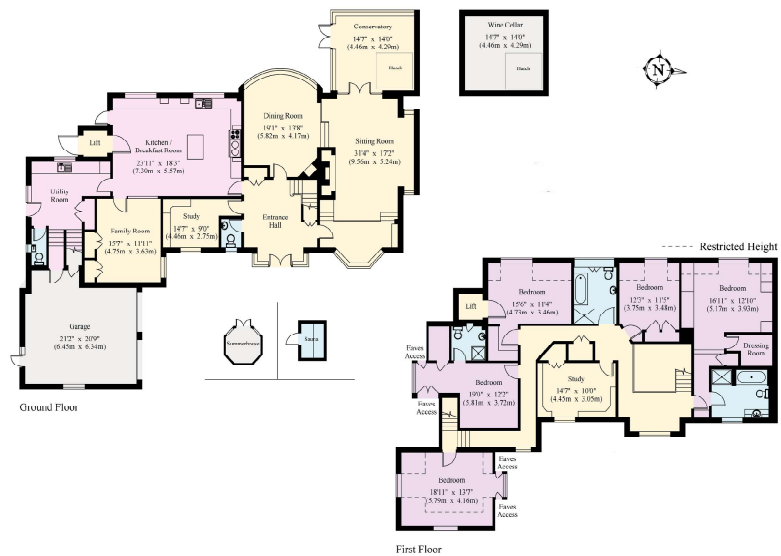
## GARDENS AND GROUNDS SITUATION

Externally the property is set back from the road and enjoys a commanding position. To the front is an area of lawn with a gravel path leading towards steps ascending to the property. There are also a number of mature trees which provide excellent screening from the road. The property is approached via double gates with a block paved drive providing parking for several cars along with an integral double garage. To the rear is a delightful west facing garden principally laid to lawn and bordered by mature trees and hedging providing an excellent degree of privacy. There is also an attractive stone paved terrace along with a summerhouse and sauna cabin.

The property is situated in a highly sought after residential location on the favoured south side of Sevenoaks and is well placed for access to Sevenoaks High Street being 0.9 mile away. 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, Gatwick, Heathrow and Stansted airports and London. There are numerous excellent schools in the local vicinity both in the private and state sectors. (Distances are approximate)

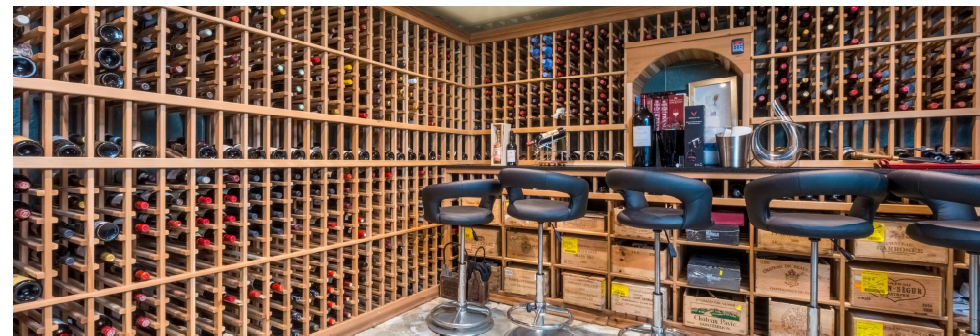






Approximate Gross Internal Area - 4614 sq m / 4966 sq ft

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. (B767293)



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