





18 YEW TREE ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN14 5GE

OFFERS IN EXCESS OF £780,000

- Beautifully presented modern detached townhouse in prestigious Ryewood development by Berkeley Homes
- Backing onto tranquil woodland and just a short walk to Dunton Green Station and Sevenoaks Wildlife Reserve
- Spacious and flexible layout over three floors with four bedrooms and two bathrooms
 - Stylish open-plan kitchen/dining room with high-gloss units, integrated appliances, and French doors to garden plus utility room, cloakroom and study
- Light-filled living room with balcony and principal bedroom suite with en suite and built-in wardrobes
- Landscaped rear garden with lawn, patio, decked seating area, and shed—ideal for outdoor living
 - Off-street parking and garage with power and lighting
- Access to on-site residents' gym, play parks, trim trails, and private woodland walks
- Excellent transport links to London via Dunton Green and Sevenoaks stations, and close to the M25
- Close to outstanding schools, Knole Park, boutique shopping, golf clubs, and vibrant Sevenoaks town centre

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ABOUT THIS HOME

This beautifully appointed modern detached townhouse is situated in the sought-after Yew Tree Drive, part of the prestigious Ryewood development by Berkeley Homes. Backing onto tranquil woodland and just a short walk from Dunton Green Station and the 175-acre Sevenoaks Wildlife Reserve, this home offers the perfect blend of countryside calm and city convenience.

Thoughtfully designed across three floors, the home opens into a spacious entrance hall with deep storage, a cloakroom, utility room, study, and a stylish open-plan kitchen/dining room. The kitchen is fitted with high-gloss cabinetry, stone-effect worktops, and premium integrated appliances including a fridge/freezer, five-ring gas hob, double oven, and wine cooler. French doors open onto the rear garden—ideal for family dining and entertaining. The utility room provides extra storage and space for appliances.

On the first floor, the light-filled living room benefits from a balcony with pleasant front-facing views. The principal bedroom suite is also on this level and features mirrored wardrobes and a generous en suite with bath, double shower, WC, and wash basin.

Upstairs, the second floor comprises three further bedrooms and a family bathroom—again featuring both a bath and a separate double shower.

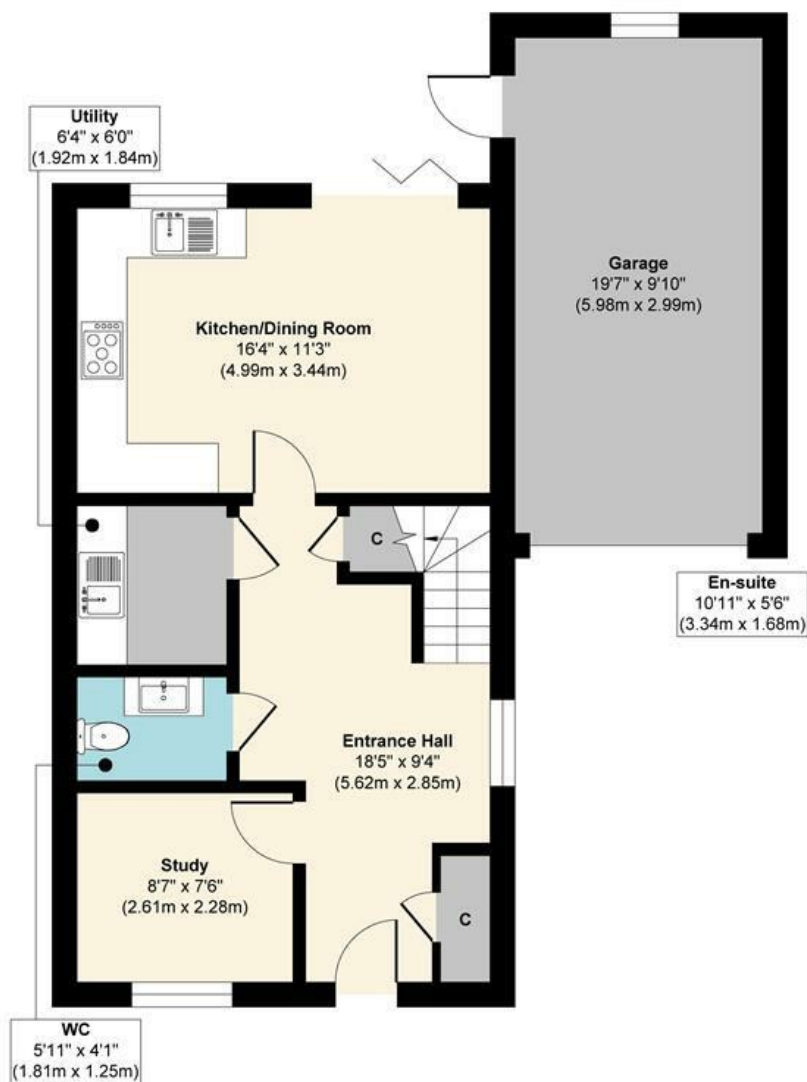
The rear garden is enclosed by panel fencing and features a large lawn, patio, shed, and a decked seating area—perfect for outdoor relaxation. The property also benefits from off-street parking and a garage with power and lighting.

As part of the Ryewood community, residents enjoy access to landscaped communal grounds, children's play parks, a private gym, and direct access to woodland trails—delivering a true balance of modern living in a natural setting.

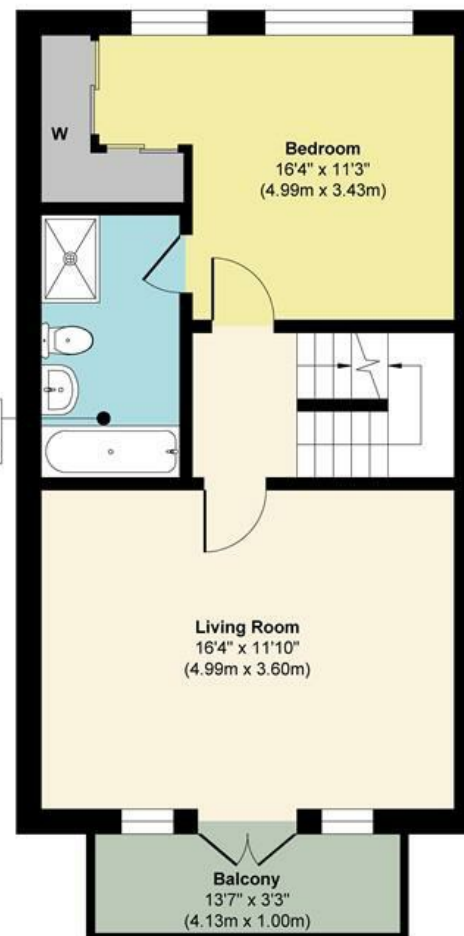




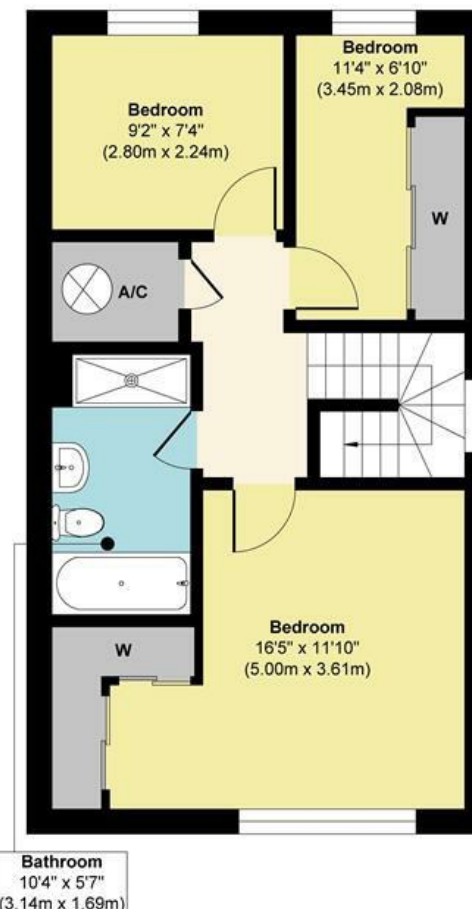




Ground Floor
Approximate Floor Area
706 sq. ft
(65.66 sq. m)



First Floor
Approximate Floor Area
501 sq. ft
(46.60 sq. m)



Second Floor
Approximate Floor Area
501 sq. ft
(46.60 sq. m)



Approx. Gross Internal Floor Area 1708 sq. ft / 158.86 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

This home is located on the acclaimed Ryewood development by Berkeley Homes, perfectly positioned between Rye Wood, the River Darent, and the stunning Sevenoaks Wildlife Reserve. The development offers an exceptional environment for family living, with residents enjoying access to woodland walks, trim trails, children's play areas, and a private on-site gym—bringing nature and well-being to your doorstep.

Despite its peaceful setting, Ryewood is extremely well connected. Dunton Green station is just a 10-minute walk away, offering direct rail services to London Bridge in around 37 minutes. Sevenoaks mainline station is just over 2 miles away and offers additional fast links to the capital. The M25 is easily accessible via the nearby Chevening interchange, providing swift connections to London, Gatwick, Heathrow, and beyond.

Just 2.5 miles away, the picturesque market town of Sevenoaks offers a wealth of amenities, including independent boutiques, restaurants, coffee shops, a cinema/theatre complex, leisure centre, and a charming high street lined with Georgian and Victorian architecture. A real highlight is the historic Knole Park—a 1,000-acre deer park that's ideal for weekend walks, picnics, and family outings, set against the backdrop of the magnificent Knole House.

Education is another major attraction, with a superb choice of highly regarded schools in the area:

Primary Schools: Riverhead Infants, Amherst, Dunton Green, Lady Boswell's, St Thomas' RCP

Secondary/Grammar Schools: Trinity School, Knole Academy, Weald of Kent, Judd, Skinners', Tonbridge Grammar.

Independent Schools: Sevenoaks School, Walthamstow Hall, New Beacon, Solefields, Granville, Radnor House

Leisure options are plentiful too, including Knole and Wildernesse golf clubs, Nizels Golf and Leisure Centre in nearby Hildenborough, Sevenoaks Leisure Centre, and thriving cricket and rugby clubs in the Vine area.

In all, Ryewood offers a rare combination: modern living surrounded by nature, exceptional connectivity, and access to some of Kent's finest schools and amenities.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

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