



KIPPINGTON ROAD, SEVENOAKS





# KIPPINGTON ROAD SEVENOAKS

This period 1930s detached family property occupies a sought-after position on this exclusive private road, just 0.5 miles from Sevenoaks station, and enjoys beautiful west-facing gardens extending to approximately 0.51 acres.

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





## THE PROPERTY

The spacious accommodation includes a sitting room with fireplace and garden access, dining room, family room with wood-burning stove, and a breakfast room open to the well-appointed kitchen. A utility room, cloakroom, and wine cellar complete the ground floor.

The first floor provides five bedrooms served by a family bathroom and separate shower room, while the second floor offers an additional bedroom and study, ideal for flexible family living.











## GARDENS AND GROUNDS LOCATION

The property is approached via a gated driveway providing ample parking and access to the garage. A workshop adjoins the garage.

A particular highlight is the magnificent rear garden, featuring landscaped lawns, mature trees and shrubs, established boundaries for privacy, and a charming orchard area with its own terrace. A substantial raised ragstone terrace spans the rear of the house, creating an exceptional space for outdoor dining and entertaining.

The property is located on the highly sought-after and prestigious Kippington Estate 0.9 miles from Sevenoaks High Street with its excellent range of shops, restaurants and coffee shops.

Sevenoaks station with its mainline links to London Bridge, Waterloo East and Charing Cross is 0.5 mile.

There are numerous excellent schools in the local vicinity both in the private and state sectors. These include Granville, New Beacon, Sevenoaks Primary School, Walthamstow Hall and internationally renowned Sevenoaks School.

Local recreational facilities include golf at Wildernesse and Knole, cricket at The Vine and Sevenoaks leisure centre. (All distances approximate)







(Including Garage / Workshop / Cellar)  
Approximate Gross Internal Area = 274.6 sq m / 2954 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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