



COMBE GROVE
OAK AVENUE, SEVENOAKS



COMBE GROVE OAK AVENUE

An impressive and spacious detached property located on a highly sought-after private road within close proximity to Sevenoaks High Street and mainline station.

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



THE PROPERTY

This superb property is arranged over three floors and provides light and spacious accommodation extending to over 4,500 sq ft. Beautifully presented throughout and finished to a high standard the property combines open-plan entertaining areas with more formal spaces ideal for modern family living.

A wonderful bespoke curved staircase leads to the first floor where the bedrooms are of generous proportions served by well-appointed bathrooms. On the second floor are two further bedrooms with a separate bathroom.







GARDENS AND GROUNDS, SITUATION

Externally the house is approached over a block driveway through wrought-iron gates. The drive terminates in a large turning and parking area leading to the integral double garage. To the rear of the property the garden is principally laid to lawn and benefits from a predominantly south-facing aspect. Enclosed by evergreen hedging and panelled fencing the garden enjoys a high-degree of privacy. In total the plot extends to approximately 0.45 of an acre. Sevenoaks High Street is 0.7 miles with a range of restaurants, supermarkets and boutique shops. The house is well-placed for Knole Park and is 1.5 miles from Sevenoaks Station with mainline links to London Bridge, Waterloo East and Charing Cross. In addition to internationally renowned Sevenoaks School there is an excellent range of schools in the vicinity including New Beacon, Solefields, Walthamstow Hall, Trinity, Lady Boswells and Weald of Kent Grammar School to name a few. The house is conveniently situated for road links being 2.6 miles from the A21 and 3.9 miles from Junction 5 of the M25. There are numerous recreational facilities in the area including golf at Knole and Wildernesse, cricket at the Vine, tennis at Hollybush and Nizels golf and country club. (All distances are approximate)





Approximate Gross Internal Area = 427.2 sq m / 4598 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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