



# NORFOLK HOUSE, SOLEFIELDS ROAD

SEVENOAKS



# NORFOLK HOUSE

Norfolk House is a beautifully presented and generously proportioned family home located within close proximity to the High Street, main line station and many well-regarded schools.



Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



## THE PROPERTY

The spacious accommodation, extending to almost 3,500 sq ft, combines formal entertaining and family living with the principal reception rooms benefitting from direct access to the secluded rear garden. The triple aspect sitting room, spanning more than 36 ft, features a handsome stone mantled fireplace. A bright conservatory is accessed from the dining room and thoughtfully designed kitchen. An additional living space can be used as a snug or home office.

On the first floor, the generous principal bedroom is double aspect with a walk in wardrobe and a stylish ensuite bathroom with separate shower cubicle. There are four further double bedrooms all with fitted wardrobes and two recently renovated bathrooms completing the accommodation to this floor. A new boiler has been installed along with zoned air conditioning and security system.











## OUTSIDE AND LOCATION

Approached via a shared drive leading to a brick pillared gated entrance, the property offers ample parking over a gravel driveway and a detached garage with electric door, as well as finished storage space. The established gardens are a particular feature of the property and provide a high degree of privacy and seclusion with mature planting to the perimeter. Level lawns interspersed with shaped beds sit to the rear and side of the house, and a paved terrace with fountain provides an ideal area for al fresco entertaining. There is also an attractive summerhouse. The plot extends to approximately 0.34 of an acre.

The house is conveniently situated in a sought-after residential road on the popular south side of Sevenoaks 0.8 mile from the High Street and convenient for Solefields School, Sevenoaks School and Knole Park. Sevenoaks has a comprehensive range of shops, restaurants and leisure facilities including Sevenoaks Leisure centre, cricket at The Vine and golf at Wildernesse and Knole together with numerous sporting clubs. In addition to the schools listed above there is an excellent selection of both state and private schools in Sevenoaks. Sevenoaks station with mainline links to London Bridge, Waterloo East and Charing Cross is 1.5 miles away. (All distances approximate)







(Including Garage)  
 Approximate Gross Internal Area = 383.7 sq m / 3670sq 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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