



Thornwood, Sevenoaks, Kent

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A beautifully refurbished family house **finished to a high standard** on Kippington Road, a prime Sevenoaks location.

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**Summary of accommodation**

Entrance hall | Dining room | Sitting room | Study | Kitchen/dining room | Family room | Utility room | Downstairs WC

Self-contained one bedroom annexe with en suite bathroom and kitchenette

Principal bedroom with en suite bathroom and dressing room | Two further bedrooms with en suite bathrooms | Two further bedrooms | Family bathroom

Integral garage

Mature garden

Approximately 4,228 sq ft

**Distances**

Sevenoaks 0.4 miles (27 minutes to London Bridge), Gatwick airport 24 miles, Central London 35 miles

(All distances and times are approximate)



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## Situation

Thornwood is situated on the prestigious Kippington Road. Thornwood is conveniently located a short distance from Sevenoaks town centre with an abundance of shops, restaurants, pubs, supermarkets, and a theatre. Sevenoaks mainline station is also nearby and within walking distance (0.4 miles) which offers a fast service to London Bridge, Waterloo and Charing Cross with journey times from 27 minutes. The area has excellent road links from the M25, A25 and A21, which provide easy access to London, the Channel Tunnel, the south coast and the international airports of Heathrow and Gatwick.

There are renowned Public and Grammar schools in the area, including Tonbridge, Sevenoaks, Judd, Skinners', Tonbridge Grammar and Tunbridge Wells Grammar School for Girls, together with Walthamstow Hall, Kent College, Radnor House, and Sackville as well as a good range of Prep schools including New Beacon, Sevenoaks Prep, Somerhill, Hilden Grange, and Hilden Oaks.

Sporting and recreational interests in the area are well served including golf at Nizels, Widernesse and Knole Park. Horse racing at Lingfield Park and Epsom Downs. Motor racing at Brands Hatch. Sailing and fishing are also available nearby; sailing at Bough Beech Reservoir and fishing at Chipstead Lakes. There is an abundance of country walks and riding to be had in the surrounding area utilising the extensive public footpaths and bridle paths.



## Thornwood

Thornwood is an immaculate family home dating back to 1905. The house has been refurbished and modernised extensively to a high standard by the current owners, adding notable amenities. The enhancements include complete re-decoration, re-wiring and re-plumbing of the house, and extending the property.

The accommodation extends to over 4,200 sq ft arranged over two floors, the space is well balanced between formal and informal living. The principal reception rooms are arranged around an impressive entrance hall and comprise a dining room, sitting room, and family room. The reception rooms all benefit from generous proportions and are filled with light. The drawing room features a lovely bay window complete with window seat. The sitting room has an impressive fireplace and French doors leading out to the rear terrace and garden.

The expansive Rencraft kitchen is well equipped with a central work island, larder cupboard, fitted Miele and Gaggenau appliances, and Quooker tap. The addition of the orangery adjoining the kitchen provides an impressive central core to the house. The kitchen, dining area and family room are filled with light by the double aspect orangery with a large sky light and two sets of French doors that provide views over and access to the garden.

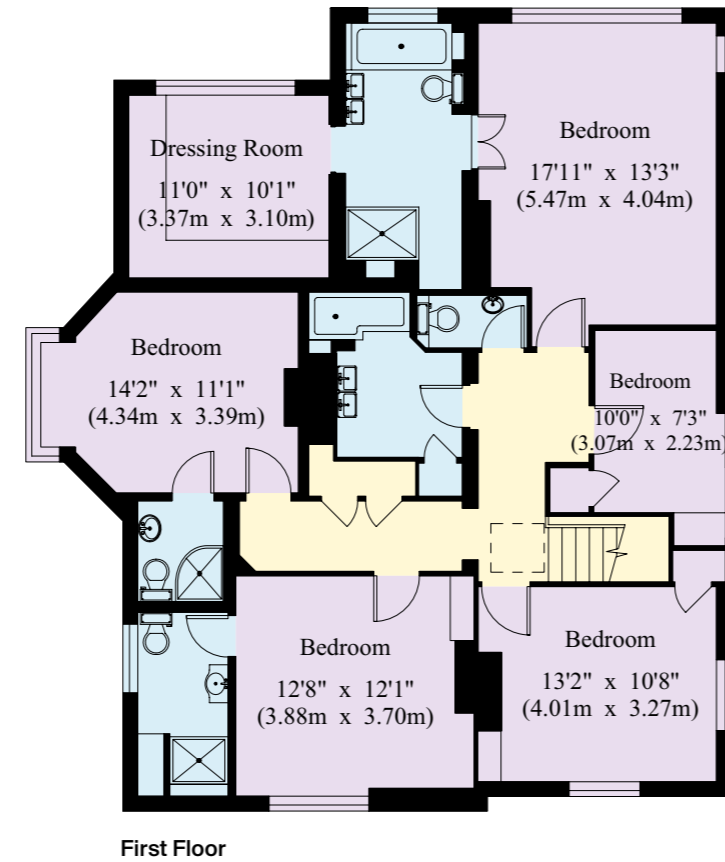
The study, utility, cloakroom and one bedroom annexe can also be found on the ground floor. The annexe is self-contained with a kitchenette and en suite bathroom, it can be accessed via the garage.

The first floor has excellent accommodation. The sumptuous principal suite looks over the garden and has a dressing room and en suite bathroom. There are two further bedroom suites with en suite bathrooms, and two further bedrooms and a family bathroom.



Approximate Gross Internal Floor Area  
 392.8 sq m (4228 sq ft)  
 (Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Garden

The extremely private garden is an important feature of Thornwood. The property enjoys a well-maintained garden with mature trees and shrubs. Extending to the width of the garden has so much usable lawn area and connects to the house very well. There is a paved terrace area at the rear of the property, providing an excellent setting for al fresco dining, and backdrop to the house.

Thornwood benefits from a gravel driveway, with parking for a number of cars, as well as a garage block.

## Specification

- Lutron lighting
- Cat5/6 cabling
- Underfloor heating in kitchen

## Services

Mains drainage, electricity and water.

## Directions

Postcode: TN13 2LJ

## Property information

**Tenure:** Freehold

**Local Authority:** Sevenoaks District Council

**Council Tax:** Band G

**EPC Rating:** C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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