

Combe Bank Drive, Sundridge, Sevenoaks, Kent





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A recently reconfigured and updated family home set within a south facing walled garden.



Tenure: Available freehold

Local authority: Sevenoaks District Council

Council tax band: G







The Property

Originally the kitchen garden for the nearby stately home of Combe Bank House, Redwalls dates back to the 1920's and sits within its Grade II listed brick garden walls, ideally established with a south facing aspect. The house has been extensively refurbished and re-configured to link what is now a modern and well-designed living space with its beautiful surroundings; with views over the south facing garden from the kitchen/family room coupling well with the re-designed dining room with its dual aspect glass sides.

The house is entered through a gate in the brick wall, through mature gardens and towards the property's south facing front door. The entrance hallway then acts as a hub to the house with a sitting room/snug (with a Chesney wood burning stove, wooden floors and traditional style radiator) benefitting from south facing windows over the garden. A guest WC runs off the hallway together with an excellent rear entrance/storage room/utility room at the back of the house. Further accessed from the hallway is a double aspect bedroom suite (which can easily be used as a ground floor study and was part of a new addition to the property when updated by the current owners) with shower room which, if linked to the independent access provided by the neighbouring utility room can be utilised as a self-contained guest suite/annex if needed.



The drawing room (with wooden herringbone flooring and bespoke alcove storage on one side of the fireplace) is located at the centre of the house with feature fireplace and south facing windows over the garden. It connects through a pair of glass panelled doors to the dining room (with dual aspect floor-to-ceiling windows, a pair of substantial roof lights and doors to the rear terrace) and, on its western side, to the kitchen/family room.

The kitchen/family room (also with wooden herringbone flooring) has been moved from its previous location on the north side of the house to benefit from a magnificent south facing aspect over the mature gardens. A bespoke deVOL kitchen with marble and copper worktops, integrated Miele appliances, wine fridge and matching island with breakfast bar leads to a large and comfortable seating area with bi-fold doors opening out onto the south facing garden. A spacious pantry then completes the ensemble together with doors out to the kitchen garden on the north side of the house.

The Upstairs

From the entrance hallway the stairs lead to a light and bright first floor landing which, at its westerly end, hosts the principal suite covering the house front to back. A substantial en suite bathroom accompanies a large bedroom with excellent storage and hanging options. Three further bedrooms all enjoy south facing views out over the garden and all come with built in storage. A family bathroom is then located towards the eastern side of the house.

Garden and grounds

The property is named after the Grade II walled garden within which it sits and benefits from mature trees and plantings (including cedar, magnolia, hydrangeas, camellia and roses), with numerous paths, terraces and seating areas throughout the garden. A re-laid south facing terrace, ideal for al fresco dining and entertaining, links the house with its garden whilst at the southern end a hot tub and updated area provides the perfect place for end of evening sundowners. At the rear of the garden a 21st century version of the original kitchen garden (surrounded by its iconic walls) has been developed out and sits alongside a workshop and garage which opens out onto the road together with 2 allocated spaces in front. An EV charging point is installed outside.





The Location

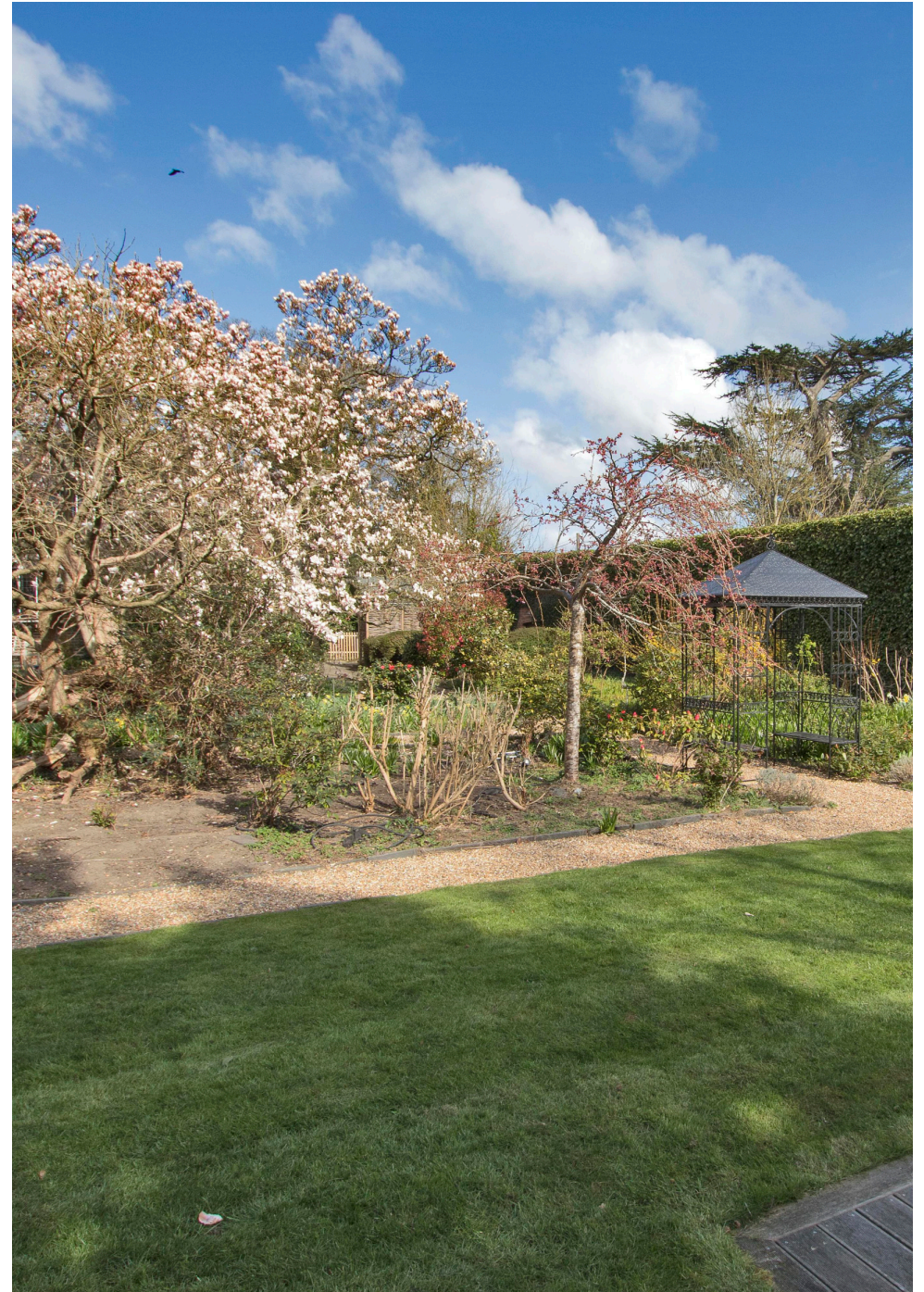
This impressive house sits on the edge of the village of Sundridge with local pub within walking distance (The White Horse) and a village store. It is conveniently located just outside Sevenoaks with its wider range of amenities, shops, restaurants and transport links (with its mainline access into London Bridge, Charing Cross and Canon Street).

To the west the town of Westerham has an ever increasing selection of dining locations and Oxted (approximately 6.7 miles away) provides a wide range of amenities together with a main line station into London Victoria.

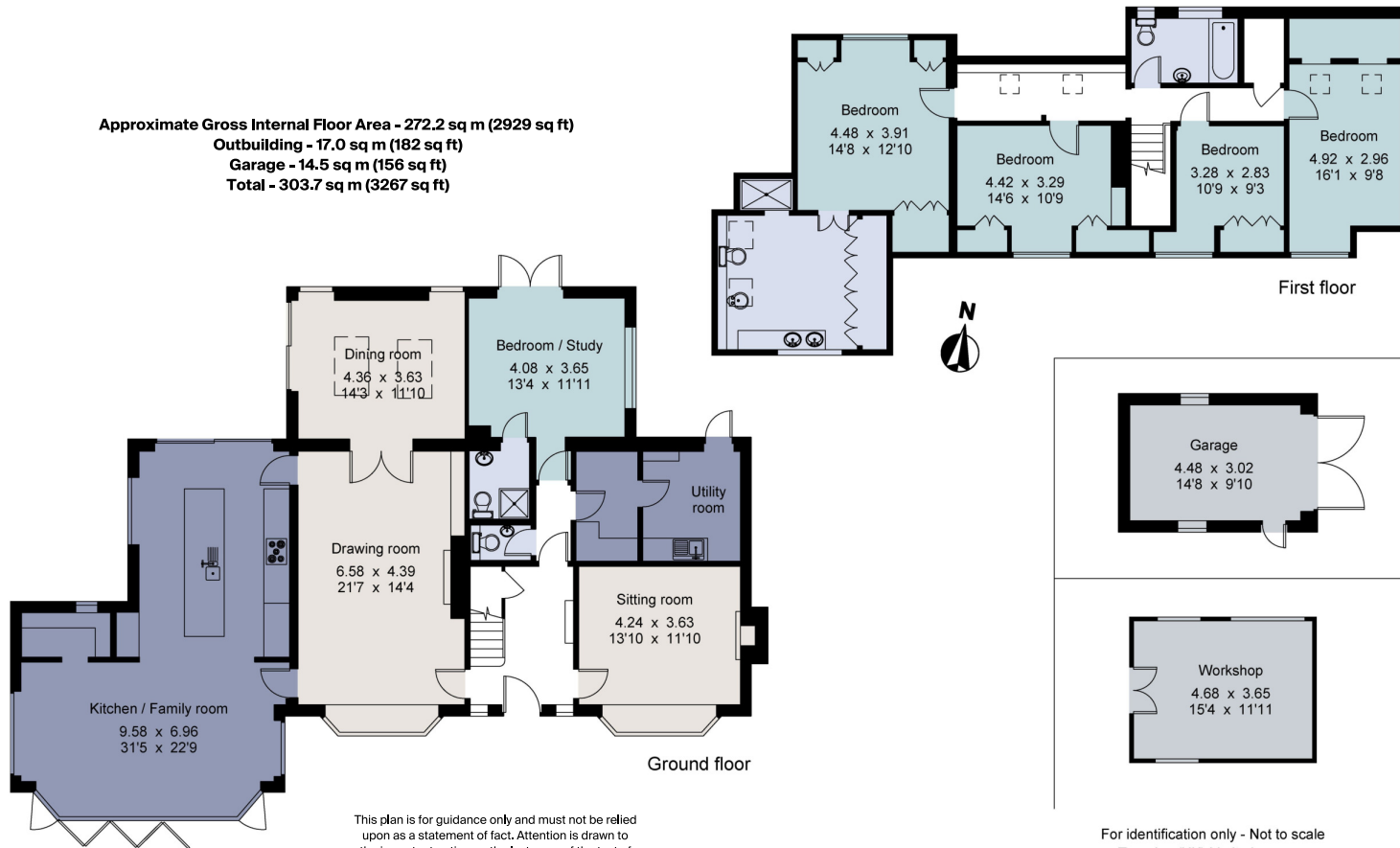
Sundridge is also well located for the M25 providing access to the airports at Gatwick and Heathrow, links to the M26 and M20 towards the channel ports together with London itself and the wider UK motorway network.

A wide selection of schools; primary and secondary, fee-paying and state, are within easy reach of the house. From the primary schools in Chevening, Westerham, ide Hill and Sundridge to one of the most sought after senior locations in the country - with schools such as Radnor House, The New Beacon, Walthamstow Hall, St. Michaels, the Schools at Somerhill and Hilden Grange providing good examples of local prep schools together with the senior schools at Sevenoaks, Tonbridge and Caterham.

If you then add the excellent selection of Grammar Schools in the area (such as The Judd School, Skinners, the Weald of Kent Girls Grammar, Tonbridge Girls Grammar, Tunbridge Wells Girls Grammar and Tonbridge Wells Boys Grammar (with a campus at the Trinity School site in Sevenoaks) then this property places you in arguably one of the best locations for education choice in the country.



Approximate Gross Internal Floor Area - 272.2 sq m (2929 sq ft)
 Outbuilding - 17.0 sq m (182 sq ft)
 Garage - 14.5 sq m (156 sq ft)
 Total - 303.7 sq m (3267 sq ft)



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.

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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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