



Shenden Way, Sevenoaks, Kent

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The property occupies a convenient location on the south side of Sevenoaks within walking distance of the High Street, direct access to Knole Park at the end of the road, and moments away from the popular local pub the White Hart. The property is extremely well presented throughout and offers spacious and flexible accommodation arranged over two floors along with a large loft space. The plot extends to approximately a third of an acre and enjoys a delightful south-west facing garden.

Sevenoaks High Street 1 mile, A21 (Morley's Roundabout) 1.5 miles, Sevenoaks station 1.8 miles, Tonbridge 6.1 miles. (All distances approximate).



Tenure: Freehold

Local authority: Sevenoaks District Council

Council tax band: G







The property offers spacious and flexible accommodation over two floors



The Property

The front door opens into a spacious entrance hall which provides access to the principal reception rooms and kitchen/breakfast room along with stairs to the first floor. There is also a separate w.c. The sitting room provides a more formal entertaining area with an open fireplace and attractive stone surround. Double doors lead out onto a delightful seating area which enjoys direct sunlight for much of the day. The dining room can also be accessed from the entrance hall and opens onto the sunny patio.

The kitchen has been comprehensively fitted with an attractive range of wall and base units with breakfast bar and quartz worktops along with a range of integrated appliances. Leading through from the kitchen is the generously proportioned utility room with access to the garden to the rear. There is also a useful ancillary storage area, currently used as a gym, with access to the integral garage. Adjacent to this is the double aspect family room which provides an ideal area for informal entertaining with double doors leading out into the garden. There is also a staircase which provides access to a self-contained bedroom suite with separate bathroom and built-in storage areas.

On the first floor the principal bedroom benefits from a walk-in wardrobe along with an en suite shower room. There are two further double bedrooms along with a fifth bedroom which is currently used as a study. There is also a family shower room.

Gardens and Grounds

Externally the property is set back from the road and is approached via a gravel drive with parking for several cars along with an integral garage. To the rear the property enjoys a private outlook and has a beautifully maintained established south-west facing garden which has been thoughtfully designed and planted. Two main areas of lawn are surrounded by mature borders and specimen trees while nestled in the corner of the garden is a delightful decking area ideal for al fresco entertaining. There is also an attractive summer house which could be used for a variety of purposes.





Situation

The property is situated along a sought-after residential road lined with houses on one side and mature trees opposite with Knole Park beyond. Located on the popular south side of Sevenoaks the High Street is 1 mile with its excellent range of shops, restaurants and supermarkets. One of Sevenoaks' favourite pubs, the White Hart, is a few minutes walk away. The house is very well-placed for internationally renowned Sevenoaks School, together with Solefields, New Beacon, Lady Boswell's and Weald of Kent to name a few. The A21 at Morley's Roundabout is 1.5 miles providing links to the national motorway network. Sevenoaks station with its mainline links to London.

Services

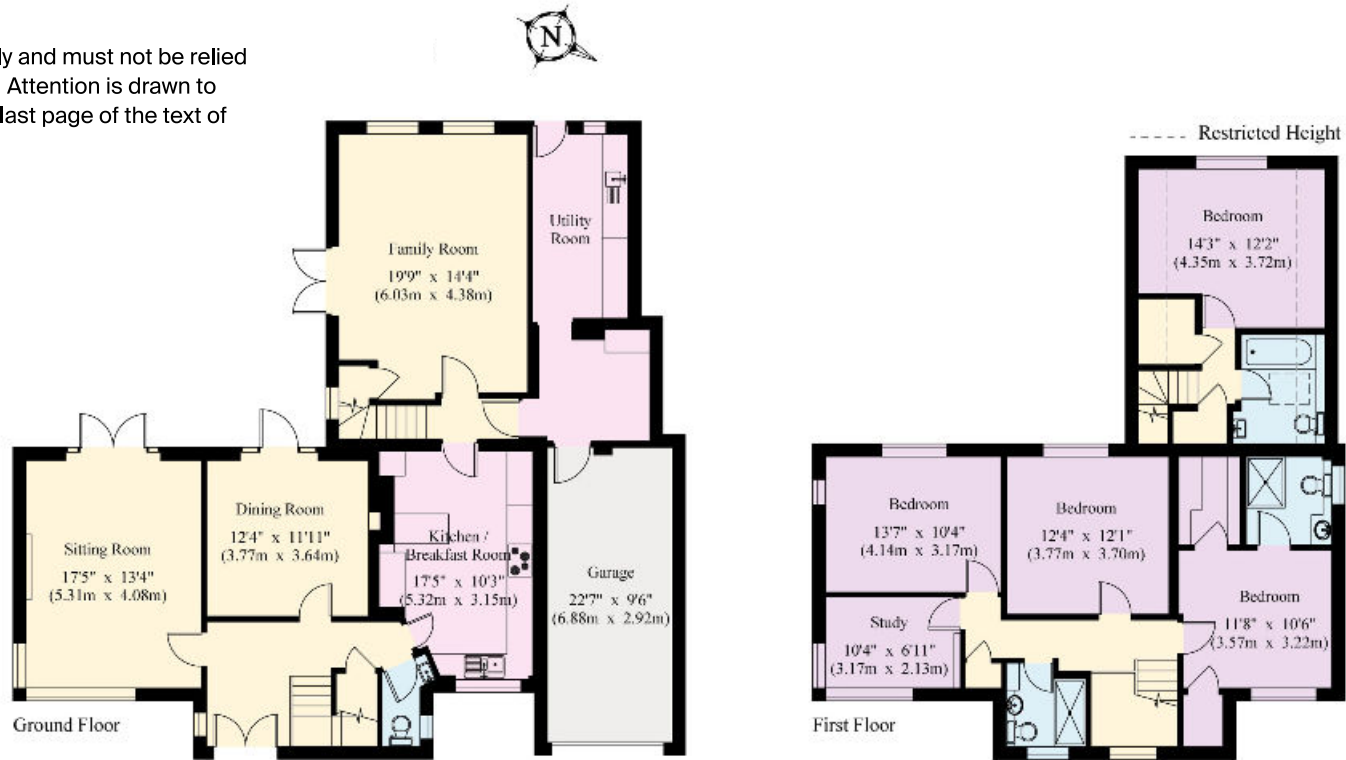
All mains services.

Directions

From Sevenoaks High Street proceed for approximately 1 mile in a southerly direction along the Tonbridge Road and Shenden Way can be found on the right. The property is on the right-hand side.

**Approximate Gross Internal Floor Area (including garage)
243.9 sq m / 2,625 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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