



Ty Tyle Coch

Ashgrove Road, Sevenoaks



A beautifully maintained property located on the south side of Sevenoaks within close proximity of both the High Street and main line station, and close to many well regarded schools.



Summary of accommodation

Main House

Ground Floor: Sitting room | Family room | Kitchen/breakfast room | Conservatory | Dining room | Utility room | WC

First Floor: Principal bedroom with en suite | Four further bedrooms, one with en suite | Family bathroom


Garden and Grounds


Driveway | Double garage | Garden





Situation


Times and distances are approximate.


 There are numerous excellent schools in the local vicinity both in the private and state sectors. These include Granville, New Beacon, Lady Boswell Primary, St Thomas' Primary, Sevenoaks Primary School, Walthamstow Hall and internationally renowned Sevenoaks School.

 Sevenoaks station has services to London Charing Cross/Cannon Street from 32 minutes (London Bridge from 22 minutes).

 The A21 at Morleys roundabout (2.6 miles) gives access to the M25, Channel Tunnel terminus and ports, Gatwick, Heathrow, and Stansted airports.

 Sevenoaks offers a range of independent and high street shops, numerous cafes and restaurants, the Stag cinema/theatre, M&S food store and Waitrose supermarket.

 There are wonderful walking opportunities to be had nearby through Knole Park, Brittain's Wood and the countryside beyond.

 Leisure facilities include Wildernesse and Knole Park golf clubs in Sevenoaks and Nizels Health & Golf club in Hildenborough. Sevenoaks has its own leisure centre and numerous sports clubs.



The Property

Ty Tyle Coch is a charming detached five bedroom property situated in a quiet and peaceful location set within a delightful established garden of approximately a third of an acre.

The property provides spacious accommodation arranged over four floors combining open-plan living spaces with more formal entertaining areas ideal for modern family living. In all the property extends to almost 3,000 sq ft.

Garden and Grounds

Externally the property is set back from the road and is approached down a driveway with parking for several cars along with an integral double garage. The attractive garden wraps around the property creating a wonderful backdrop with an excellent degree of privacy.



Property Information

Council Tax: Band G

EPC: D

Postcode: TN13 1SX

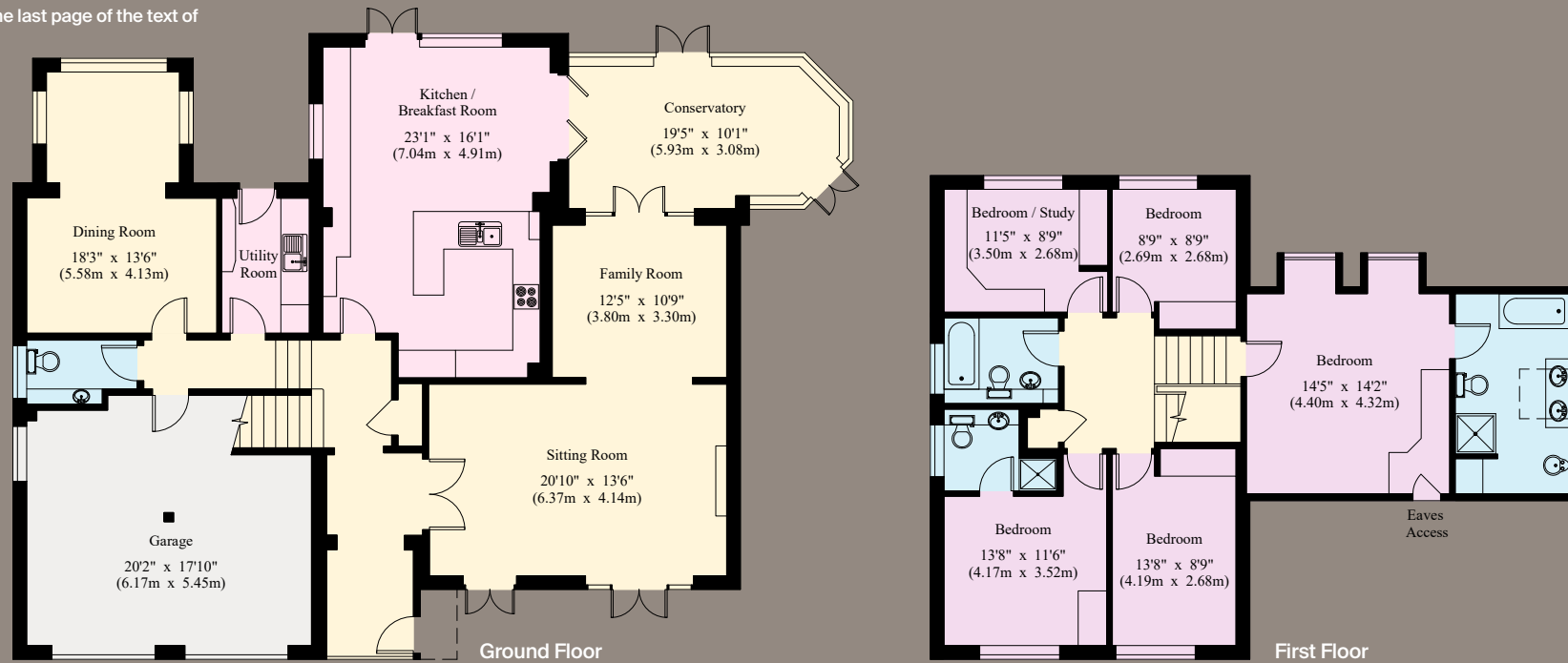
Directions: From Sevenoaks High Street proceed in a southerly direction and opposite Sevenoaks School turn right into Oak Lane. Continue along Oak Lane and at the crossroads turn left into Ashgrove Road. The entrance to the property can be found 0.1 of a mile on the left-hand side.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
277.6 sq.m / 2,988 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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Particulars dated January 2025. Photographs and videos dated December 2024.

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