

90 Oakhill Road
Sevenoaks, Kent



90 Oakhill Road, due for completion summer 2024, will be an **exceptional family residence** located on one of the most sought-after gated private roads in central Sevenoaks within close proximity to the mainline station and high street.

This outstanding property promises to combine superb living spaces with outstanding craftsmanship along with a meticulous level of detail that will be without compromise. At almost 5,000 sq ft the property will provide impressive proportions arranged over four floors perfectly designed for family living and entertaining.

Summary of accommodation

Lower Ground Floor: Games room | Cinema room | Utility room | Bedroom with en suite shower | Additional shower room | Store/plant room

Ground Floor: Kitchen/dining room | Sitting room | Study | WC

First Floor: Principal bedroom with dressing room and bathroom | Bedroom with en suite shower room | Bedroom with en suite shower room

Second Floor: Bedroom | Jack and Jill shower room | Bedroom | Store room

Garden room



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Specification

Bespoke Kitchen

- Designer Kitchen

En suites

- Axor and Crosswater Fittings

Flooring and internal finish

- Engineered white-washed oak flooring
- Terazzo tiles

Internal

- Bespoke extra height doors
- Solid wood bespoke staircase
- Decorative plaster corning
- Bespoke crittall screens

Heating & Ventilation

- Air source heat pump
- Underfloor heating
- Heating
- Ventilation and Air-Conditioning system

Lighting, TV and broadband

- Lutron lighting
- Fibre broadband with full internet throughout

Security & safety

- Alarm
- Monitored CCTV

Warranty

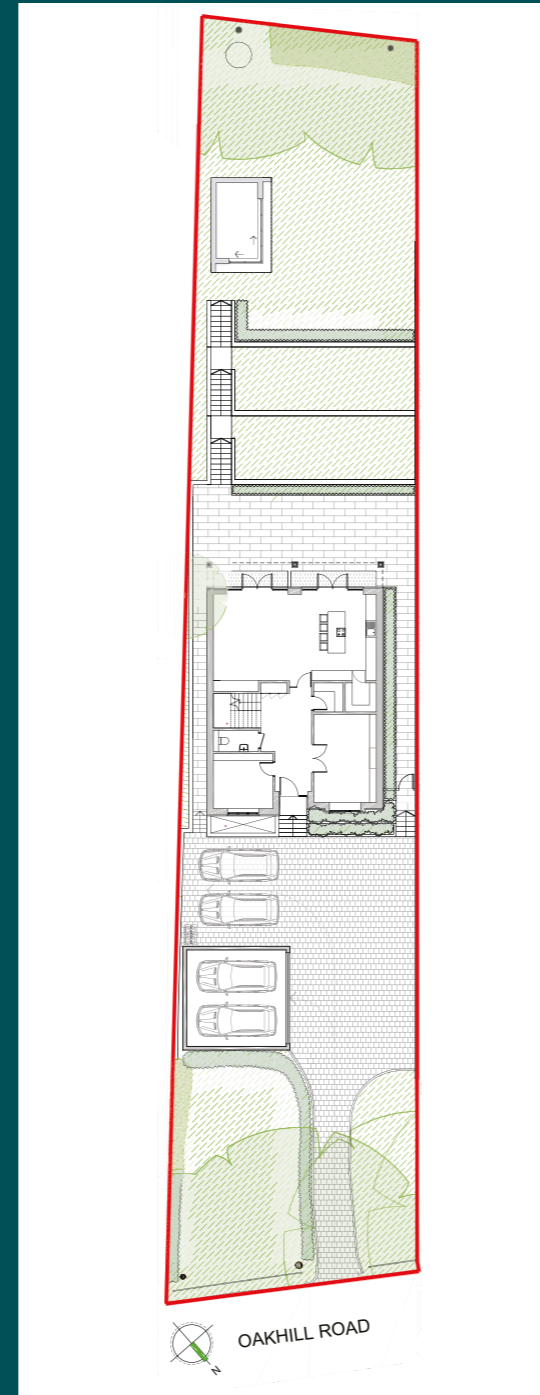
- 10 Year Buildzone new home warranty

Environmental

- 5 kW solar power with battery pack up
- Dedicated 7kW EV charger
- EPC B+

Gardens

- Landscaped gardens
- Porcelain paving
- Garden house

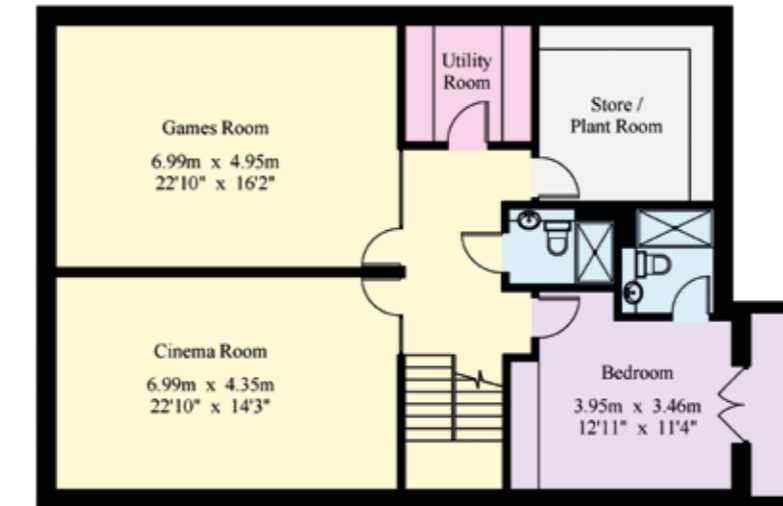


Approximate Gross Internal Floor Area: 419.5 sq m (4,515 sq ft)

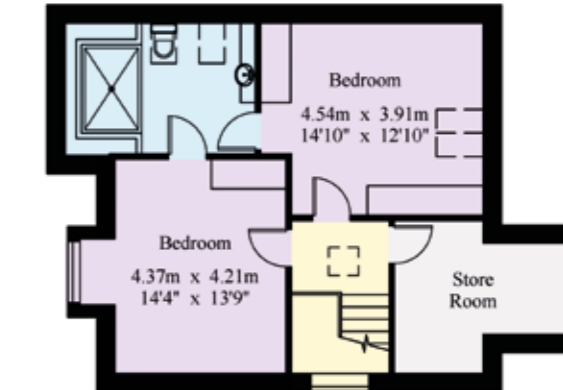
Garage: 32.3 sq m (347 sq ft)

Garden Room: 10.4 sq m (111 sq ft)

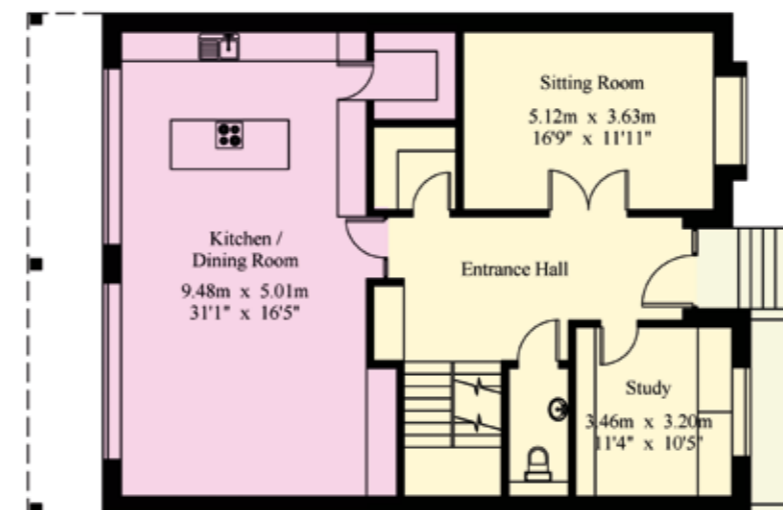
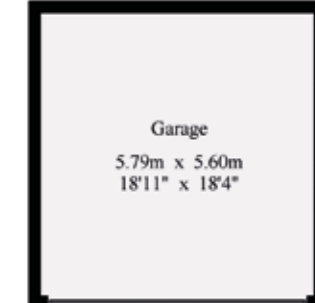
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



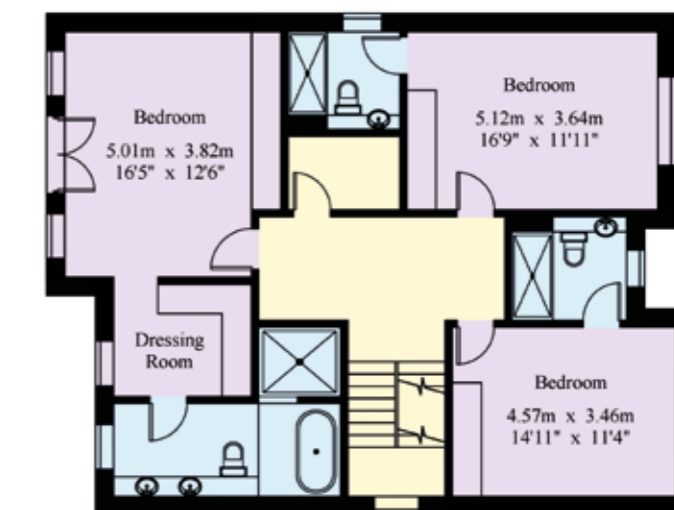
Lower Ground Floor



Second Floor



Ground Floor



First Floor



Situation

The property is situated in a sought-after private road with a south side entrance with an electric gate for resident use only, close to both Sevenoaks station and the High Street. Sevenoaks provides a comprehensive selection of bars, restaurants, supermarkets including Waitrose and a wide range of independent and High Street shopping. The area offers a wide choice of social and recreational activities including the Stag Theatre, a cinema, library, leisure centre with swimming pool and fitness suite, Hollybush Recreation Ground, which provides tennis courts, bowls, astro turf pitch, a café and a children's playground and the 1,000-acre Knole Park. There is also golf at Knole and Wildernesse and cricket at The Vine.

Communications links are excellent: Sevenoaks mainline station offers speedy rail services to central London and the property also enjoys excellent links to the motorway network via the A21, A25 and M25 for London and the coast.

The property enjoys access to a wide range of nearby state schools, including St. Thomas' Catholic Primary School, Lady Boswell's C of E VA Primary School (rated Outstanding by Ofsted) and Knole Academy, together with a good selection of renowned independent schools including The Granville, Amherst, Walthamstow Hall, The New Beacon, Radnor House, Sevenoaks, Solefield and Sevenoaks Prep.

Directions

From our office in the High Street proceed in a northerly direction and at the crossroads and traffic lights turn left into Pembroke Road. At the traffic lights turn right on to London Road and continue past Sevenoaks station. Oakhill Road is the first turning on the left-hand side before the Shell petrol garage, continue along Oakhill Road for approximately 0.7 mile where the property can be found on the right.



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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