

# The Rise, Sevenoaks

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The property is located on this sought-after road on the popular south side of Sevenoaks

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At over 4,500 sq ft the property is of generous proportions and provides light and spacious accommodation throughout.



**Tenure:** Freehold

**Local authority:** Sevenoaks District Council 01732 227000

**Council tax band:** G





## The Property

The front door opens into a superb double height entrance hall which provides access to the principal reception rooms with stairs rising to the first floor. There is also a separate w.c. The open plan kitchen /breakfast room forms the heart of the house with bi-fold doors leading out onto the garden terrace. The bespoke kitchen by Rempp of Germany has been comprehensively fitted with an attractive range of wall and base units along with a substantial island with breakfast bar, granite worktops, and a range of freestanding and integrated appliances including a Lacanche range cooker. There is also a separate walk-in pantry. Adjoining is the utility room which provides access to the rear garden along with a useful home office which in turn leads to the integral double garage. There is also a further separate w.c along with access to the front of the property.

The principal reception rooms are a particular feature of the property and provide an excellent area for entertaining. There is a generously proportioned family room with feature wood burning stove leading into an open-plan dining area. Four skylights provide an abundance of natural light while bifold doors provide further access to the garden terrace. Completing the accommodation on the ground floor is a more formal sitting room with attractive bay window seat and feature gas fire.

On the first floor a generous size landing with internal balcony and glass balustrade provides delightful far reaching views towards the north downs. The versatile bedroom accommodation comprises two double bedrooms with en suite shower rooms. There are a further two double bedrooms, one with fitted wardrobes, which are both served by a well-appointed family bathroom along with a separate shower room. Completing the accommodation on the first floor is the fifth bedroom which is currently used as a home gym. On the second floor the principal bedroom suite is bathed in natural light and benefits from an en suite with freestanding bath and separate shower cubicle. There is also a built-in wardrobe, separate storeroom and additional eaves storage.







## Gardens and Grounds

Externally the property is setback from the road behind an electric gate with entry system along with a single gate with keypad entry. Mature hedging provides an excellent degree of privacy. There is also parking for several cars along with an attached double garage. To the rear of the property is a delightful garden with private aspect mostly laid to lawn with mature borders and hedging. A garden path leads to a timber shed with power and lighting. The stone paved terrace stretches the width of the property and provides the perfect area for al fresco entertaining. There is also an additional storage shed.

## Situation

The property is situated along a sought-after residential road on the popular south side of Sevenoaks and convenient for Knole Park.

The High Street is 1 mile with its excellent range of shops, restaurants and supermarkets. 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 Bridge, Waterloo East and Charing Cross is 1.8 miles.

There are excellent leisure facilities in the vicinity including golf at Knole and Nizels, cricket at The Vine and tennis at Hollybush.

Sevenoaks High Street 1.3 miles, A21 (Morley's Roundabout) 1.5 miles, Sevenoaks station 1.8 miles, Tonbridge 6.1 miles (all distances approximate).

## Services

All mains services.

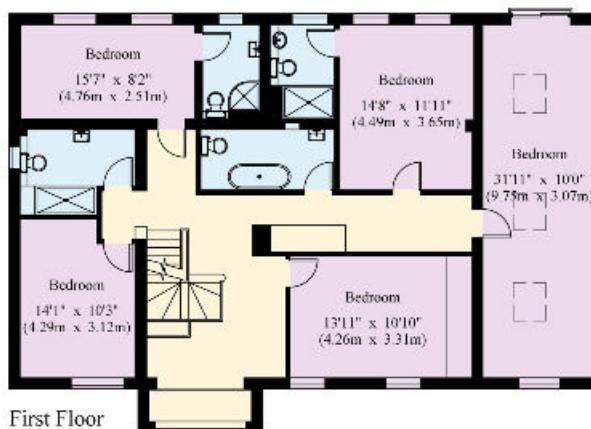
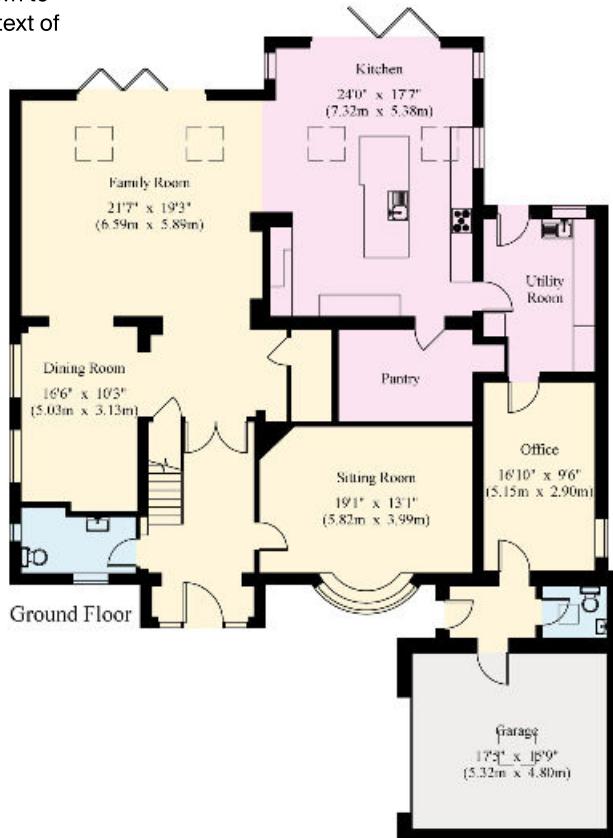
## Directions

From Sevenoaks Town centre proceed south on the A225 passing Sevenoaks School on the left and taking the third turning on the right into The Rise. Proceed for 0.4 of a mile where the entrance to the house can be found on the left.

## Approximate Gross Internal Floor Area

433.2 sq m / 4662 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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I would be delighted to tell you more

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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 April 2023. Photographs and videos dated March 2023.

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