



Bradbourne Court

Bradbourne Vale Road, Sevenoaks



A truly individual and special property. What was once a 1960's neo-Georgian town-house has been comprehensively transformed into a one-off beautifully presented stylish residence. The attention to detail and quality of the finish is second to none.

Bat & Ball Station 0.2 miles, Sevenoaks Station 0.9 miles, Sevenoaks Primary School 0.3 miles, Sevenoaks High Street 1.2 miles, M25 (Junction 5) 1.6 miles, London 23.2 miles. (All distances approximate).



Summary of accommodation

The House

Ground floor: Entrance hall | Kitchen/dining room | Utility room | WC

First floor: Sitting room | Bedroom with en suite

Second floor: Principal bedroom with dressing room and en suite


Outside


Studio/office




Situation

Times and distances are approximate.

 The property is located in Bradbourne Court, set back from Bradbourne Vale Road, in a highly convenient Sevenoaks location positioned 0.3 miles from Sevenoaks Primary School and 0.9 miles from Sevenoaks station with mainline links to London Bridge, Waterloo East and Charing Cross.

 Bat & Ball Station is also just 0.2 miles away. Sevenoaks High Street with its excellent range of shops, restaurants and supermarkets is 1.2 miles.

 Leisure facilities in the area include tennis and hockey at Hollybush, golf at Knole and Wildernesse, swimming at Sevenoaks Leisure centre and cricket at The Vine. The house is well-placed for the M25 at Junction 5 being 2.7 miles away.



The House

One of the home's most striking features is the stunning kitchen/dining room. This space is exquisitely designed, featuring bespoke handmade cabinetry from deVOL with marble worktops, a range of integrated Miele appliances, and a Quooker hot water tap. A central island with a copper worktop, Miele extractor induction hob, and breakfast bar adds functionality and style. Crittall-framed doors lead to the landscaped garden, while a window by the dining area and a borrow light above enhance natural light. A pocket door reveals a well-equipped utility room with additional countertop space and a sink. Engineered oak flooring with underfloor heating runs throughout the three floors. The ground floor also includes a cloakroom/WC and two storage cupboards in the entrance hall.

The first-floor landing opens to a stunning sitting room, showcasing a walk-on glass floor – a remarkable architectural feature. Double doors lead to a balcony with external stairs down to the garden. This level also includes a beautifully appointed bedroom with a contemporary ensuite shower room.

The top floor is dedicated to an expansive principal suite, offering a luxurious retreat. The bedroom overlooks the south-facing garden and is complemented by a fully fitted dressing room and an indulgent ensuite bathroom with a separate shower and bathtub. While the principal suite is undeniably impressive, the layout could be reconfigured to accommodate an additional bedroom, as this floor originally housed three bedrooms.



Outside

The south-facing garden has been thoughtfully landscaped, with a sandstone-paved terrace providing the perfect setting for al fresco dining and entertaining. Steps lead to a lawn area, bordered by a central pathway that guides you to a garden office. Installed in 2023 by Green Retreats, this versatile space includes power and lighting, making it suitable for various uses.

Property Information

Tenure: Freehold.

Local Authority: Sevenoaks District Council

Council Tax: Band E

EPC: B

Postcode: TN13 3QG

Viewing: Strictly by appointment through Knight Frank.



Approximate Gross Internal Floor Area

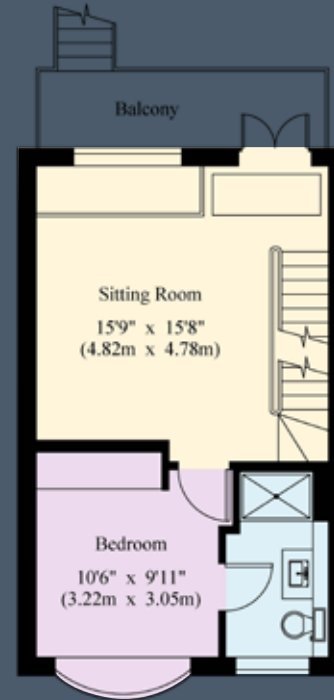
House: 115.5 sq.m / 1,243 sq.ft

Outbuilding: 17.7 sq.m / 190 sq.ft

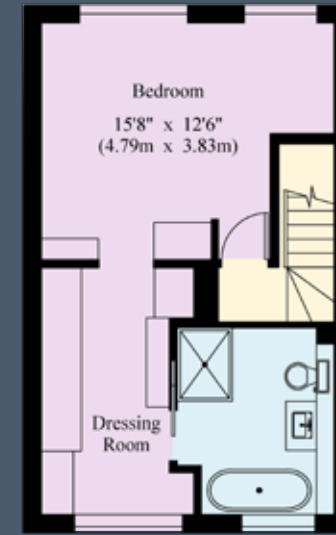
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor



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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 November 2024. Photographs and videos dated November 2024.

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