

5 Redlands Road

Sevenoaks



A charming 1930s family home in a prime Sevenoaks location, just 0.6 miles from the station.

Sevenoaks Station 0.6 mile, Sevenoaks High Street 1.2 mile M25 (Junction 5) 1.8 miles
(Distances and times approximate).



3



1



2

Summary of accommodation

Main House

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

First Floor: Three bedrooms | Family bathroom

Gardens and Grounds

Landscaped gardens | Garage



Situation

(Distances and times are approximate)

The property is situated in a much sought-after residential road, between Brittain's Lane and Kippington Road, just 0.6 miles from Sevenoaks railway station, which offers direct services to London Bridge (and London Cannon Street) and 1.2 miles from Sevenoaks High Street.



The house is well placed to Sevenoaks High Street, with its range of shops, boutiques, restaurants and leisure facilities. Sevenoaks tennis, cricket, hockey and rugby clubs are also placed nearby.



There are numerous excellent schools in the area both state and private including Riverhead Infants and Amherst Primary School (0.7 miles), Sevenoaks Prep (2.2 miles), New Beacon (0.8 miles), The Granville (0.4 miles), Solefields (1.1 miles), Walthamstow Hall (0.9 miles), and the renowned Sevenoaks School (0.9 miles).



Access to the M25 orbital (Junction 5) is 1.8 miles away to the north of Sevenoaks providing access to the national motorway network, as well as Gatwick and Heathrow airports, London, Ebbsfleet International station and Bluewater shopping centre.



The Property

Nestled in a highly sought-after residential area, between Brittain's Lane and Kippington Road, this 1930s detached family home offers a perfect blend of character, space, and potential with planning permission granted to extend. Ideally situated just over half a mile from Sevenoaks train station. Set within a plot of 0.14 acre, the property provides spacious and well-proportioned accommodation arranged over two floors, with driveway and a tandem garage to the side.

While already offering comfortable accommodation, there is scope for further enhancement and modernisation, with planning permission granted for a two-storey extension. Accommodation A charming covered arched entrance leads into a welcoming hallway, complete with a cloakroom and built-in storage. The ground floor offers a generous layout, including a 25ft sitting/dining room with a feature fireplace, a spacious kitchen/breakfast room looking out onto the garden, fitted with ample storage, a breakfast bar, and an adjoining utility room with direct access to the garden.

There is a further separate family room, with a curved bay window to the front. Upstairs, the accommodation comprises three well-proportioned bedrooms, including two spacious doubles—one featuring built-in wardrobes and the other offering picturesque garden views. A well-appointed family bathroom includes both a bath and a separate shower enclosure.



Gardens and Grounds

The property is set back from the road behind a paved driveway, providing off-street parking for multiple vehicles and access to the attached tandem-length garage, which runs the full length of the house. The front garden is attractively landscaped with a lawn, mature hedging, and shrub borders. The stunning rear garden is a true highlight, featuring a generous paved terrace that seamlessly the property—perfect for outdoor entertaining. Elegant steps lead down to a beautifully manicured lawn, with richly planted borders with a variety of mature trees and shrubs. A further set of steps leads to an additional lawn area with raised vegetable beds.

Property Information

Council Tax: Band G

EPC: C

Agent's Note: Further information on the granted planning permission can be found on the Sevenoaks planning portal, under reference: 23/03519/HOUSE

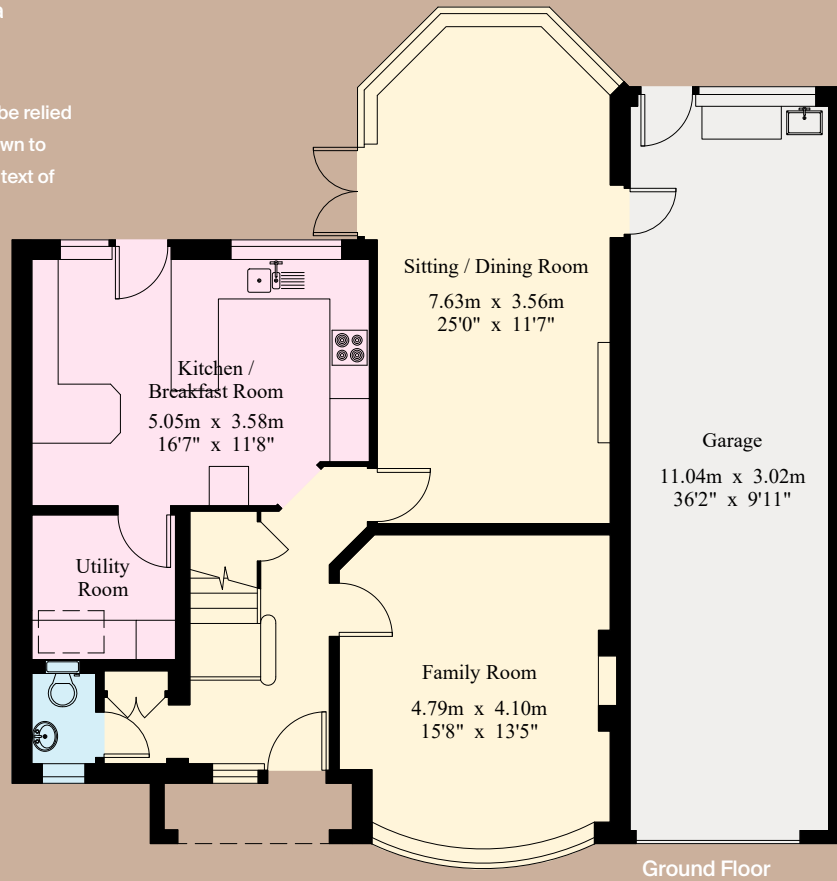
Postcode: TN13 2JY

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

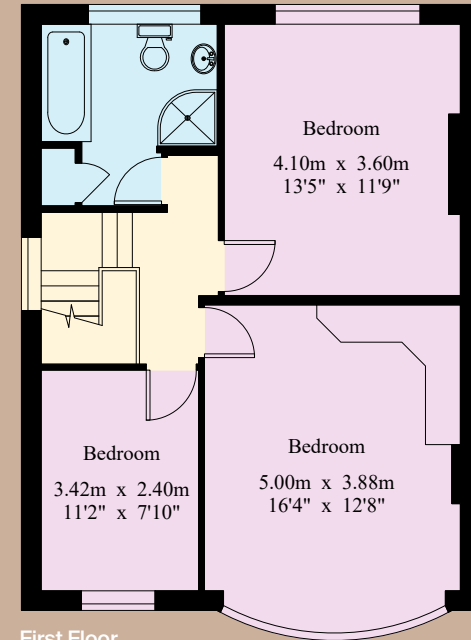


Approximate Gross Internal Floor Area
177.8 sq.m / 1,913 sq.ft

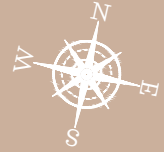
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



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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 March 2025. Photographs and videos dated February 2025.

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