

**Oakfields  
Sevenoaks  
TN13**







## An outstanding six bedroom family house for sale in Sevenoaks.



Freehold



The front door opens into a spacious entrance hall which provides access to the principal reception rooms and staircase to the first floor. Accessed through double doors is the impressive kitchen/ breakfast/dining room which benefits from an abundance of natural light with bi-fold doors providing direct access to the rear terrace and garden. The kitchen is made by renowned local cabinet maker, Woodwork of Southborough, and has been comprehensively fitted with an attractive range of wall and base units together with a central island and quartz worktops. There is an excellent range of integrated appliances.

The dual aspect sitting room is accessed through double doors and together creates a wonderful area for entertaining or relaxing in front of the feature wood burning stove. The bi-fold doors offer further access to the rear garden.



At the opposite end of the property is a further reception room of excellent proportions which is currently used as a games room. Bi-fold doors provide additional access to the rear garden. To the front of the property is a useful utility room and separate w.c. The study completes the accommodation of the first floor.

On the first floor the glass atrium provides an abundance of natural light. The main bedroom is of generous proportions with built-in wardrobes providing ample storage space. There is also an en suite shower room. At the opposite end of the property is a further bedroom with en suite shower room which serves as a secondary suite. There are three further double bedrooms along with a single bedroom. The family bathroom can either be used to serve these bedrooms or as an en suite as required.

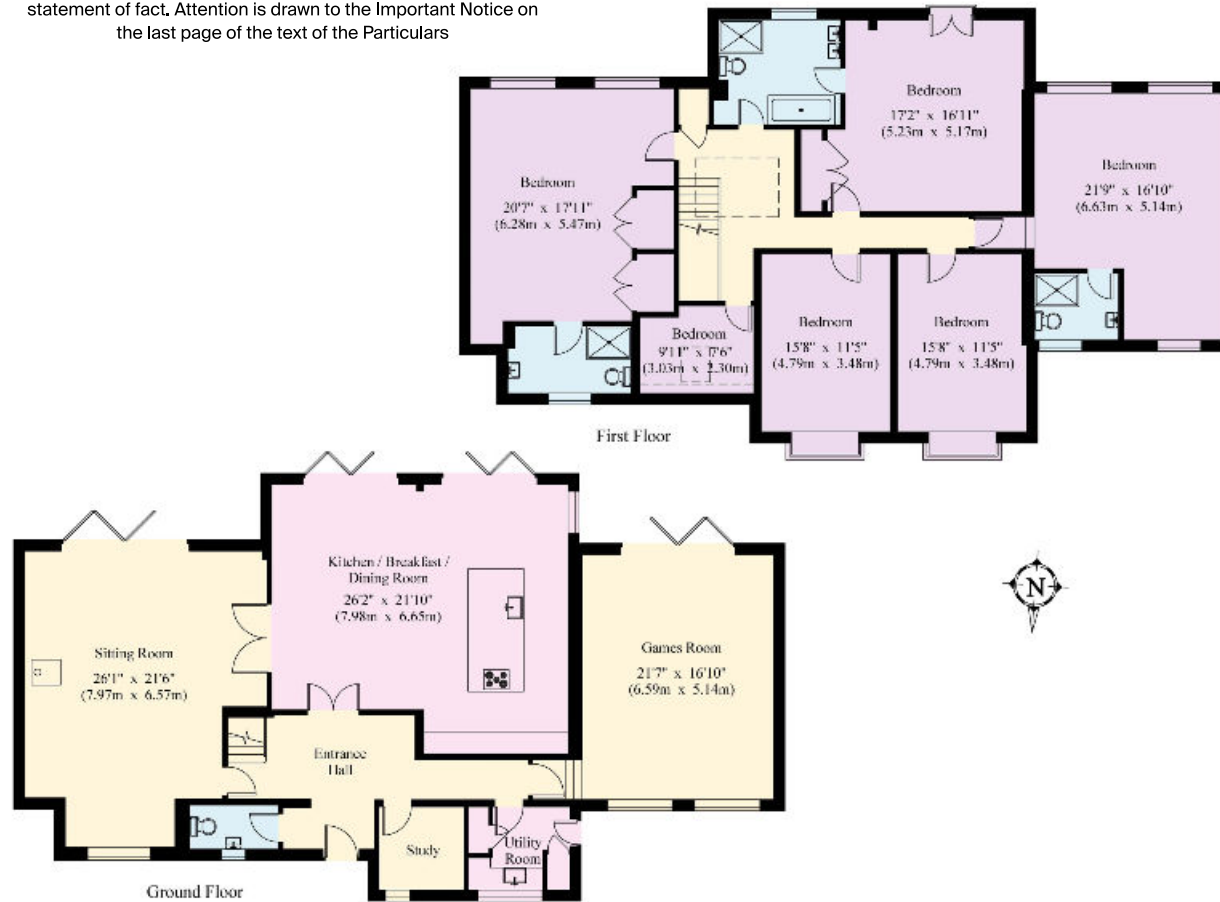


*Sevenoaks High Street 0.2 mile,  
Sevenoaks station 1.1 miles (by foot), 1.2 miles (by car)  
Junction 5 M25 3.6 miles,  
Tonbridge 7.1 miles.  
(all distances approximate)*



**Approximate Gross Internal Floor Area**  
**356.1 sm/3833 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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## Gardens and Grounds

Externally, the property is set back from the road with an attractive block-paved driveway for several cars along with a raised area mainly laid to lawn with mature shrub borders. To the rear of the property is the private south-facing garden with paved terrace and separate seating area. The garden is mostly laid to lawn with a selection of specimen trees and mature shrubs.

## Situation

The Warren is situated on a residential no-through road only 0.2 mile from Sevenoaks High Street with its range of shops and excellent restaurants together with recreational facilities. There is golf at Wildernesse and Knole, cricket at The Vine and Sevenoaks Leisure Centre. Schools in the local vicinity include Walthamstow Hall, Solefields, New Beacon and Sevenoaks Preparatory School. Internationally renowned Sevenoaks School is 0.2 mile. Maple Shaw is approximately 1.1 miles by foot and 1.2 miles by car from Sevenoaks station with its mainline links to London Cannon Street, London Bridge, London Waterloo East and London Charing Cross. The property is well-placed for the M25 motorway at junction 5, 3.6 miles away providing links to the national motorway network.

## Postcode

TN13 1NJ

## Directions

From our office in the High Street proceed in a southerly direction and opposite Sevenoaks School turn right into Oak Lane. Take the first left into Oakfields where the property will be found on the right hand side.

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 [September 2020]. Photographs and videos dated [September 2020].

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