



6 Turners Gardens, Sevenoaks, Kent TN13 IQE

Guide Price £1,150,000 Freehold

When experience counts...

est. 1828
bracketts

This well presented detached family home on the popular south side of town, comes to the market with a complete (one link) onward chain. Located in a small cul-de-sac on the favoured southern side of town, the station is within 1.5 miles, with fast trains to London, and the High Street is within 1 mile, with its multitude of shops, supermarkets, pubs and restaurants, as well as a leisure centre, whilst Bluewater is within 20 miles. The beautiful open spaces of Knole Park are directly accessible from the top of the road via a lockable residents' gate with its sweeping vistas of heathland, famous for its deer population and a tranquil haven, as well as its National Trust status. This well-proportioned detached family home is set well back from the road with a large driveway providing parking for multiple cars, which leads to a double garage. On entering this home, there is a generous study to the front, downstairs WC and a family room, also with an aspect to the front. A half rise of stairs takes you to the garden level which has a large through reception room with door to the landscaped rear garden. This is adjacent to the dining room and kitchen / breakfast room. A further landing leads you to two double bedrooms, with windows to the front and a further half rise of stairs takes you to the top floor with two further double bedrooms, one en suite, plus a large family bathroom. All bedrooms have fitted wardrobes. The attractive south-east facing landscaped rear garden provides a lovely backdrop to the property. There is a paved terrace ideal for al fresco dining and a few steps lead to a good sized area of level lawn, flanked with mature shrubbery and perennial borders and a further elevated large circular lawn is surrounded by well stocked flower borders, with established shrubs and specimen trees, which provide year round interest and a high degree of privacy. There is an additional secluded area of garden beyond. We recommend an early viewing.

- Detached
- Cul de Sac Location
- 1.5 miles to Station
- Access to Knole Park is via a lockable residents' gate
- 3 Reception Rooms
- Downstairs WC
- Kitchen / Breakfast Room
- 4 Double Bedrooms
- En Suite Shower-Room
- Double Garage





LOCATION:

Turners Gardens is situated on the favoured south side of Sevenoaks and is ideally located within a mile of the High Street with its multitude of shops, supermarkets, pubs and restaurants.

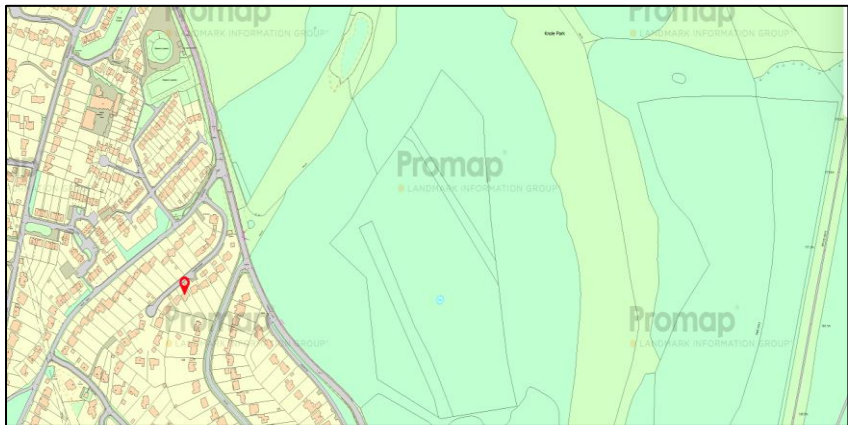
- Comprehensive Shopping: Sevenoaks (1 mile), Tunbridge Wells and Bluewater in Dartford.
- Mainline Rail Services: Sevenoaks (1.5 miles) to Cannon Street/Charing Cross www.nationalrail.com
- Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.
- Grammar/State Schools: Tonbridge & Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School for Girls in Sundridge. www.kent-pages.co.uk/education
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks.
- The M25 can be accessed at the Chevening interchange which is about 2 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

Additional Information:

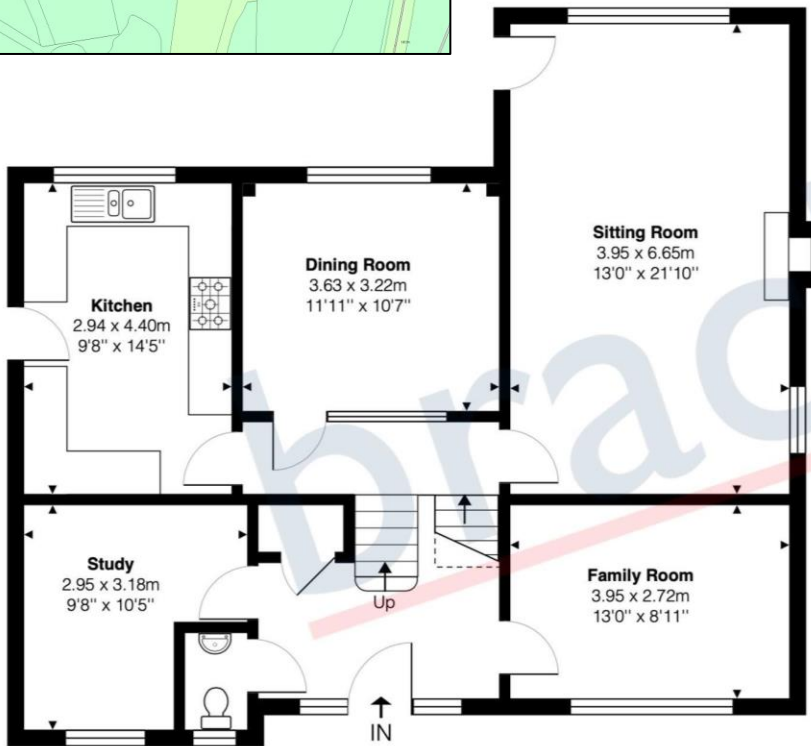
Council Tax Band: G



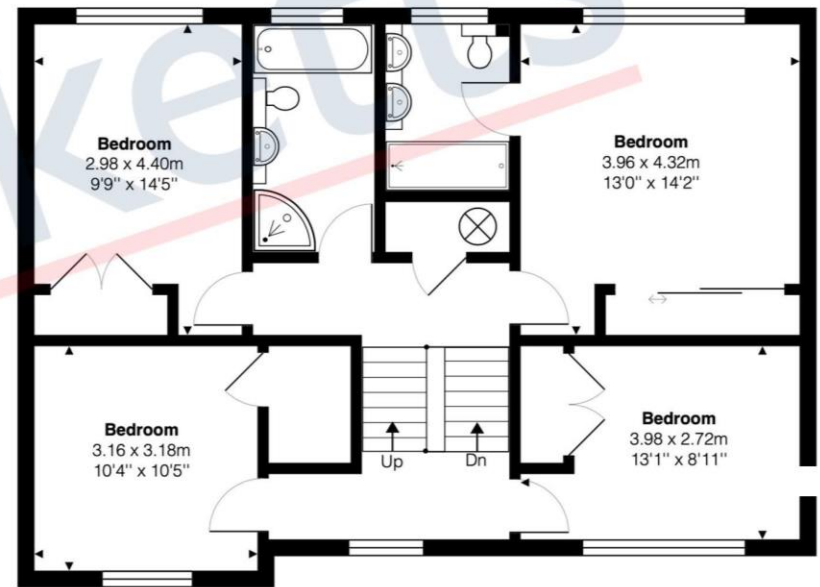
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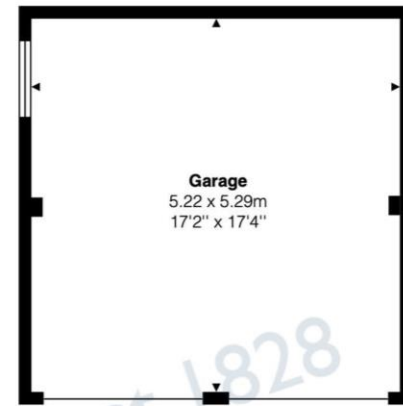
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	



Ground Floor
Approx 964 sq ft (89.5 sq m)



First Floor
Approx 866 sq ft (80.5 sq m)



Garage
297 sq ft (27.6 sq m)
(Not Shown In Correct
Location / Orientation)

Gross Internal Area
Approx 1830 sq ft (170 sq m)
(Excluding Garage)