



6 Turners Gardens, Sevenoaks, Kent TN13 1QE  
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.

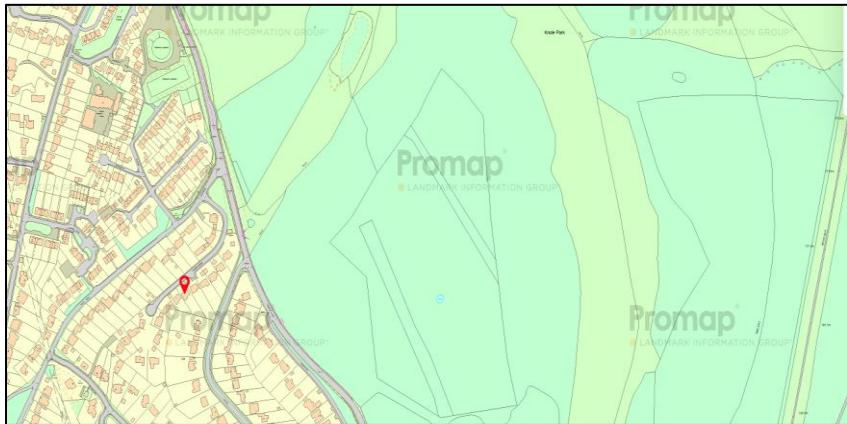
- Comprehensive Shopping: Sevenoaks (1 mile), Tunbridge Wells and Bluewater in Dartford.
- Mainline Rail Services: Sevenoaks (1.5 miles) to Cannon Street/Charing Cross [www.nationalrail.com](http://www.nationalrail.com)
- Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's 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](http://www.kent-pages.co.uk/education)
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernes 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:

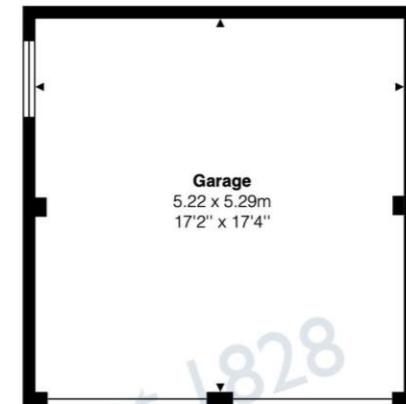
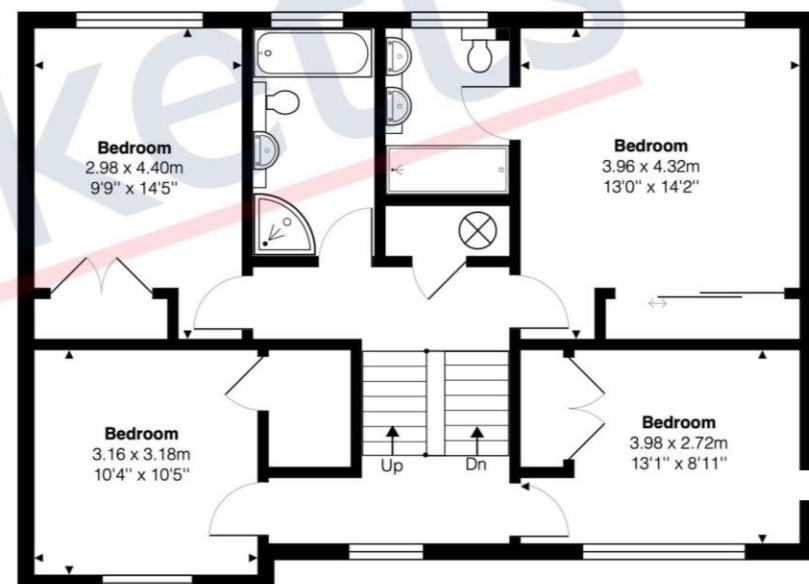
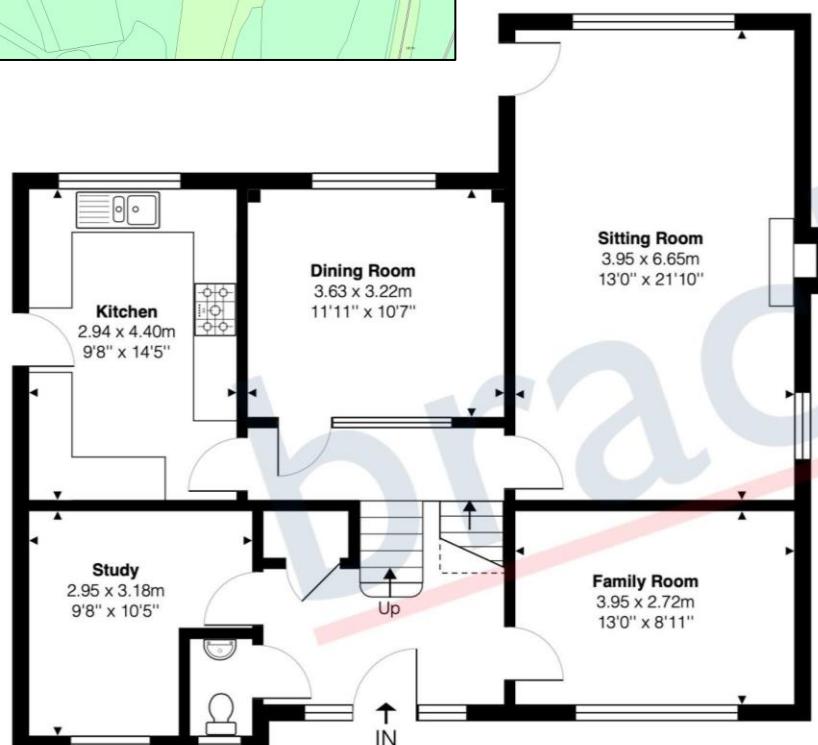
Council Tax Band: G



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



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

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