



Weald Road, Sevenoaks, Kent, TN13 1QJ

Guide Price £2,000,000 - £2,100,000

When experience counts...

est. 1828  
**bracketts**



A fantastic opportunity to purchase a stylish and imposing newly built seven bedroom detached family home in a popular residential area on Sevenoaks Common and in close proximity to Sevenoaks town centre. The property is one of two luxury seven bedroom, BRAND NEW detached houses located on the highly sought after south side of Sevenoaks, set in a brilliant location for Sevenoaks mainline station, town centre, renowned local schools and rural walking. The properties have been beautifully designed with bright interiors and spacious accommodation, which is arranged over three floors and exudes quality throughout. To the ground floor there is a study, sitting room, dining room, large open plan kitchen/breakfast/family room, utility room and cloakroom. There are four bedrooms to the first floor; the principal suite with dressing room and en suite shower room, guest bedroom & bedroom three with fitted wardrobes and en suite, further bedroom and a family bathroom. To the second floor there are three further double bedrooms and shower room. The property is offered with a high standard of finish with bespoke kitchen, luxury bath and shower rooms featuring quality white sanitary ware, air source heat pumped central heating and hot water system, underfloor heating to all ground floor rooms with radiators to first and second floors. There is recessed LED and feature lighting throughout, primary BT points and pre wiring for multi media system, TV points to principal rooms including aerial and satellite connections, CAT 6 electrical wiring system and pre wired for Wi-Fi booster. The property has the benefit of a landscaped garden, electric car charging point, external lighting, power sockets, water tap and private car parking and integral garage. The property is situated along a sought-after residential road on the popular south side of Sevenoaks and convenient for Knole Park. The High Street is 1.2 mile with its excellent range of shops, restaurants and supermarkets. The house is very well-placed for internationally renowned Sevenoaks School, together with Solefields, New Beacon, Lady Boswell's and Weald of Kent to name a few. The A21 at Morley's Roundabout is 1.8 miles providing links to the national motorway network. Sevenoaks station with its mainline links to London Bridge, Waterloo East and Charing Cross is 1.9 miles. There are excellent leisure facilities in the vicinity including golf at Knole and Nizels, cricket at The Vine and tennis at Hollybush

## Detached Seven Bedroom Executive Family Home

AVAILABLE NOW

Sought After Location

Three Reception Rooms

Large Open Plan Kitchen / Dining / Family Room

Arranged Over Three Floors

Town Approx. 1.2 miles

Station Approx. 1.9 miles

Off Street Parking, Integral garage

Close to Knole Park & Coveted Schools





### LOCATION: Sevenoaks

Sevenoaks is a historic market town popular with commuters and families. Leisure facilities include the Stag Cinema and Stag Theatre, Knole House and Park, Riverhill Himalayan gardens, Sevenoaks Wildfowl Reserve, several golf courses and The Vine cricket ground.

Comprehensive Shopping: Sevenoaks (1.4 miles), Tunbridge Wells and Bluewater.

Mainline Rail Services: Sevenoaks (1.9 miles) to London Bridge/Cannon Street/Charing Cross.

Primary Schools: Various in Sevenoaks and Seal.

Grammar Schools: Weald of Kent Girls, Tonbridge Girls and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Cricket and Rugby in the Vine area of Sevenoaks.

### ADDITIONAL INFORMATION:

Council Tax Band G

Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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