



# Forming part of a magnificent Grade II Listed building

**Cudham Hall, Cudham Lane South, Sevenoaks, Kent, TN14**

£1,500 pcm plus fees apply, Unfurnished  
Available from 21.11.2019





Part of Grade II listed building • Contemporary design throughout • Video entry phone • Integrated sound system  
• Allocated parking for 2 cars • Access to communal gardens

### About this property

Delightful 1st floor apartment incorporates a high specification combining a grand and historic location with modern day living.

Entrance hall with video phone entry, alarm system and low level lighters leads to the double aspect open plan living room with an integral sound system and enjoying views over the rear communal gardens. The modern kitchen is comprehensively fitted with an integral dishwasher, double oven, microwave and grill, a washing machine/tumble dryer and a 5 ring gas hob with a stylish extractor hood.

The master bedroom is also a double bedroom with an en suite wet room with under floor heating, shower cubicle with remote controlled shower and heated towel rail. The 2nd double bedroom offers large sash window and is connected for TV and phone.

The family bathroom has a stylish heated towel rail, luxury suite and drencher shower head. It also boasts an aqua vision TV and under floor heating.

The communal grounds are mostly laid to lawn, leading onto an orchard. There are 2 allocated parking spaces.

### Furnishing

Unfurnished

### Local Authority

Bromley District Council, Bromley

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.







### Local Information

This stunning modern conversion of a Grade II listed building is situated in the centre of the popular village of Cudham on the outskirts of Knockholt and within easy reach of Orpington, Chelsfield and Knockholt station.

**Comprehensive Shopping:** Sevenoaks town centre is a bustling mix of High Street names and charming individual speciality shops, interspersed with lively bistros and pubs and quiet tucked away courtyards. For those seeking greater variety, the larger town of Royal Tunbridge Wells is approximately 9 miles away and provides more comprehensive shopping. Bluewater Shopping Centre is approximately 17 miles away.

**Rail Services:** There is an excellent train service from Sevenoaks into Central London and down to the Coast. Trains services also run from surrounding stations at Dunton Green, Hildenborough, Bat and Ball and Shoreham. Further details can be obtained via [southeasternrailways.co.uk](http://southeasternrailways.co.uk).

**Schools:** Kent provides one of the most sought after education systems in the country with places for many of the top schools in great demand. Kent County maintains the Grammar School system for which an 11 Plus entry exam must be taken. There is a broad mix of State, Public, Nurseries and Preparatory schools in the area. Pupils come from all over the world to study at some of the highly regarded private schools that the area is known for. Further details can be obtained from Kent County Council – [kent.gov.uk](http://kent.gov.uk). Telephone +44(N) 1622 671411.



**Leisure Facilities:** There is something for everyone in and around Sevenoaks. Local clubs and activities abound in the area catering for most needs, including cricket at Sevenoaks' historical Vine Cricket Ground and surrounding village pitches, Sevenoaks Sport and Leisure Centre and Nizels Golf Club are both very popular with sports enthusiasts.

For those with more leisurely interests there are cinemas, theatres country walks and places of historical interest such as Knole Park and Hever Castle. London and all the Capital has to offer is 30 miles from Sevenoaks and only half an hour away by train. The South East coastal resorts are approximately an hour's drive away.

**Road Links:** The A21, M25, M23 and M20 are very easily accessible from Sevenoaks as are Gatwick, London City and Heathrow airports.

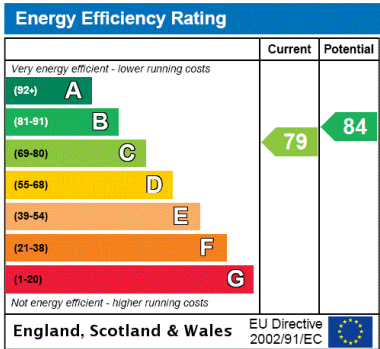
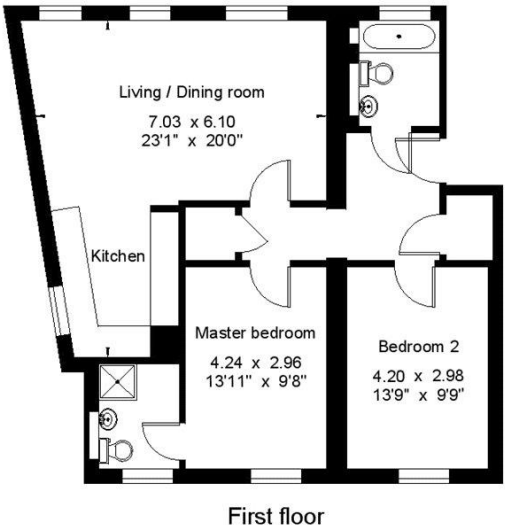
Cudham Hall, Cudham Lane South, Sevenoaks, Kent, TN14  
Gross Internal Area 840 sq ft, 78 m²

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## Cudham Hall, TN14

Gross internal area (approx.)  
81.4 sq m (876 sq ft)

For identification only - Not to scale  
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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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