



A substantial family home set in a popular location

Hitchen Hatch Lane, Sevenoaks, Kent, TN13

£5,300 pcm plus fees apply, Unfurnished
Available from 06.01.2020



- Generously proportioned family home
- Presented to a modern standard throughout
- Excellent transport links
- Close to the amenities of Sevenoaks town
- Accessible for popular local schools nearby
- Desirable off street parking and garage

About this property

A substantial and stylish family home, this property is presented to a high standard throughout with specification features for modern living.

From the stone portico, the grand double front doors open into a spacious entrance hall with a small study/snug/reception room to left, that overlooks the front garden. Across the hall is the dining room, also with views to the front, and double sliding doors leading into the kitchen.

The kitchen has been designed to meet exacting standards and features a contemporary upper and lower units with granite work surfaces, central island and appliances including double wall oven, microwave, gas hob with pop up extractor unit, fridge/freezer, and dishwasher. There is also ample space for a family breakfast/dining area and double French doors provide excellent flow with the rear garden and patio.

Adjoining the kitchen and access from the main hall is the very generous living room which boasts a gas fireplace with stone surround, 2 sets of double French doors opening to the rear garden, and wooden flooring that flows through the entire ground floor. A guest cloakroom completes the accommodation on this level whilst the lower ground floor offers the utility room and large storage space.

Rising to the 1st floor via an oak staircase, the grand master bedroom suite occupies the full rear width of the house and comprises a generous sleeping area, dressing room with built in wardrobes, and en suite bathroom with large bath tub, separate shower, his and hers vanity and WC. There are a further 2 double bedrooms, both en suite, on the 1st floor whilst the 2nd floor benefits from another 2 en suite bedrooms.

Externally the property is approached by a driveway leading to the detached double garage. There is also garden, mainly laid to lawn, with a planted shrub bed. To the rear is an enclosed garden, also mainly laid to lawn, which offers a large patio area, ideal for al fresco entertaining.





Local Information

This property is conveniently located for Sevenoaks town centre and main line railway station which are both approximately 0.6 mile away.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater near Dartford.

Mainline Rail Services: Sevenoaks to Cannon Street/Charing Cross.

Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.

Grammar/State Schools: Tonbridge & Tunbridge Wells. The Judd & Skinners Schools.

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. Combe Bank School for Girls in Sundridge.

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 Clubs in the Vine area of Sevenoaks.

The M25 can be accessed at the Chevening interchange which is about 2½ miles away linking to other motorway networks and Gatwick and Heathrow Airports.

Furnishing

Unfurnished

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = B

Viewing

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



Hitchen Hatch Lane, Sevenoaks, Kent, TN13
Gross Internal Area 3606 sq ft, 335 m²

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Grosvenor House, Hitchen Hatch Lane, Sevenoaks, TN13

Gross internal floor area (approx):
334.9 sq m / 3606 sq ft (Includes Garage)
For Identification only - Not to scale
Niche Communications



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, Scotland & Wales	82	84
EU Directive 2002/91/EC		

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*There are different rules and fees for different tenancy types. For details of our fees and charges go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191028MEHE



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