



# An attractive family home on the outskirts of Sevenoaks

**Oak Lane, Sevenoaks, Kent, TN13**

£3,850 pcm plus fees apply, Unfurnished  
Available from 01.04.2020





Family home in an idyllic setting • Charming and characterful  
• Excellent entertaining space • Spacious rear garden  
• Outbuildings included

### About this property

An attractive double fronted Victorian property, the home has retained many of its period features including bay windows to the front, fireplaces, picture rails and thumb latch doors to the first floor.

Approaching the house along a paved path through the well maintained front garden, the ground floor of this property boasts ample space with 4 reception rooms, of which the principal living room features a bay window, reading nook and fire place. There is also a large conservatory enjoying views over the garden which also adjoins the well appointed kitchen and the separate boot/utility room.

The upper floor benefits from 5 bedrooms, of which 1 boasts an en suite shower room, and the large family bathroom.

Externally the house is set in delightful established gardens and grounds which provide a high degree of privacy. There is also covered parking in the carport, a gardeners store as well as a workshop space.

### Furnishing

Unfurnished

### Local Authority

Sevenoaks District Council  
Council Tax Band = G

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.  
Telephone: +44 (0) 1732 789 760.







### Local Information

The house is set in a semi rural location in Oak Lane within easy reach of the town centre and rail links.

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

Mainline Rail Services: Sevenoaks to Cannon Street/Charing Cross. [www.nationalrail.com](http://www.nationalrail.com)

Primary Schools: Riverhead infant and Amherst junior 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 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.

Please note that all distances are approximate.





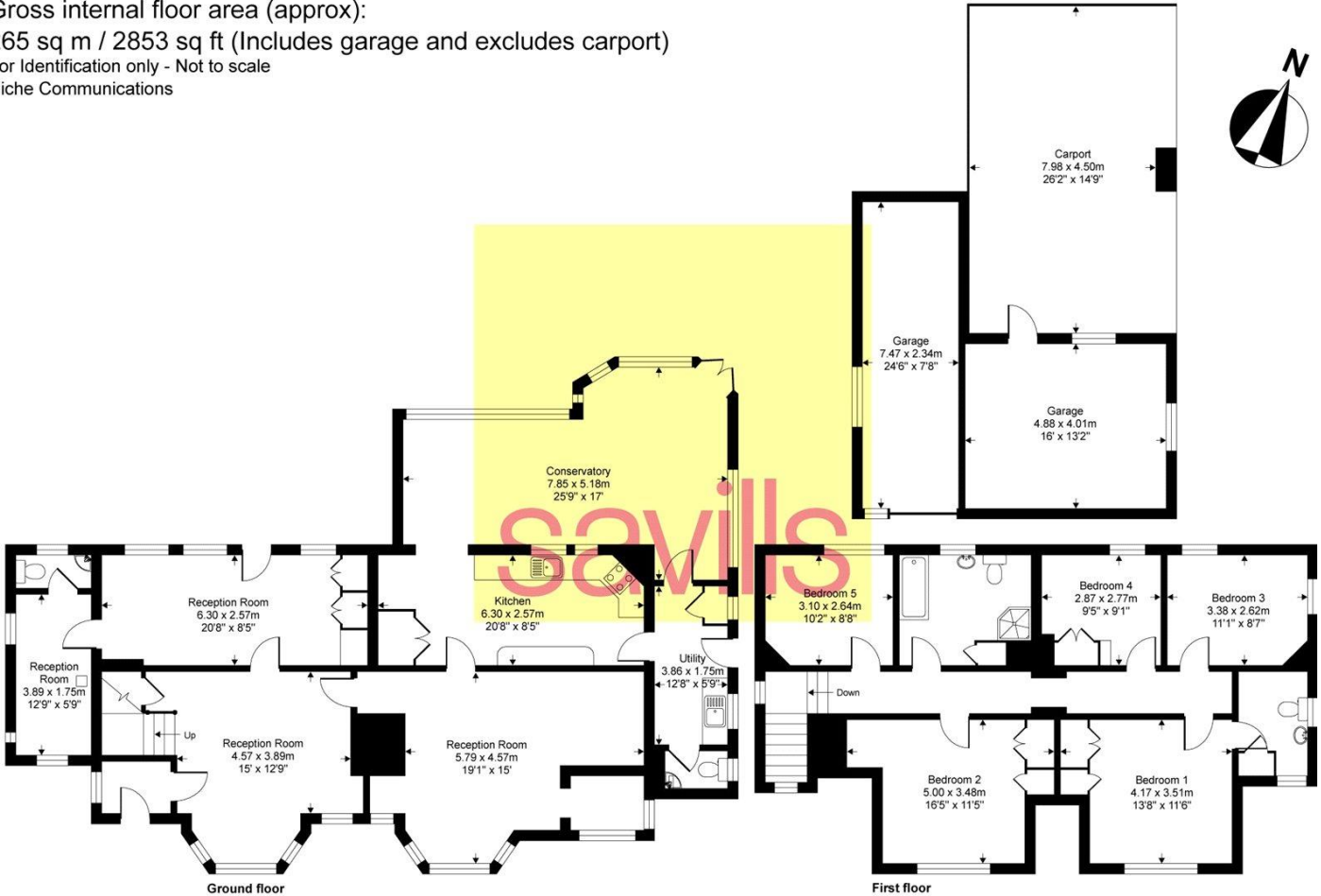
Oak Lane, Sevenoaks, Kent, TN13  
Gross Internal Area 2853 sq ft, 265.1 m<sup>2</sup>



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Oak Lane, Sevenoaks, TN13

Gross internal floor area (approx):  
265 sq m / 2853 sq ft (Includes garage and excludes carport)  
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	57	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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 to 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. . 20200317MEHE

