



## Beautifully presented home in popular Dunton Green

**Meadow Gate, Station Road, Dunton Green, Sevenoaks, TN13**

£1,595 pcm plus fees apply, Unfurnished  
Available from 01.04.2020





Immaculately presented home • Finished to a high specification  
• 2 Parking spaces • Use of Ryewood's residents gym  
• Excellent transport links

### About this property

Set in popular Dunton Green, this well presented family home offers modern living with a stylish design and contemporary fixtures and fittings throughout.

Benefitting from open plan living on the ground floor, the reception room flows into the dining area and kitchen. Double doors open onto the rear patio garden. Also included are a utility cupboard and guest cloakroom.

Upstairs provides the master bedroom with en suite shower room, 2 further bedrooms and the family bathroom.

Externally the property benefits from a front garden which is mostly laid to lawn with iron railings at the borders.

To the rear is a terraced garden which is enclosed providing an ideal space to sit with a degree of privacy. This property also benefits from parking for 2 cars and use of the Ryewood Estates residents gym.

### Furnishing

Unfurnished

### Local Authority

Sevenoaks District Council  
Council Tax Band = D

### Energy Performance

EPC Rating = B

### 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

This property is situated in Dunton Green which boasts excellent local schools and being approximately 0.3 miles from Dunton Green station.

Local Shopping: There is a public footpath to Tesco superstore in Riverhead.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater Shopping Centre.

Mainline Rail Services: Dunton Green to London Bridge/Charing Cross/Cannon Street.

Primary Schools: Chevening, Knockholt, Dunton Green, Otford and Riverhead.

Secondary Schools: Weald of Kent Grammar, Trinity and Knole Academy Schools in Sevenoaks. Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammar.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall for Girls Secondary Schools. Sevenoaks, The Granville, Walthamstow Hall for Girls, Solefields and New Beacon Prep Schools. St Michaels and Russell House Prep Schools in Otford. Radnor House in Sundridge.

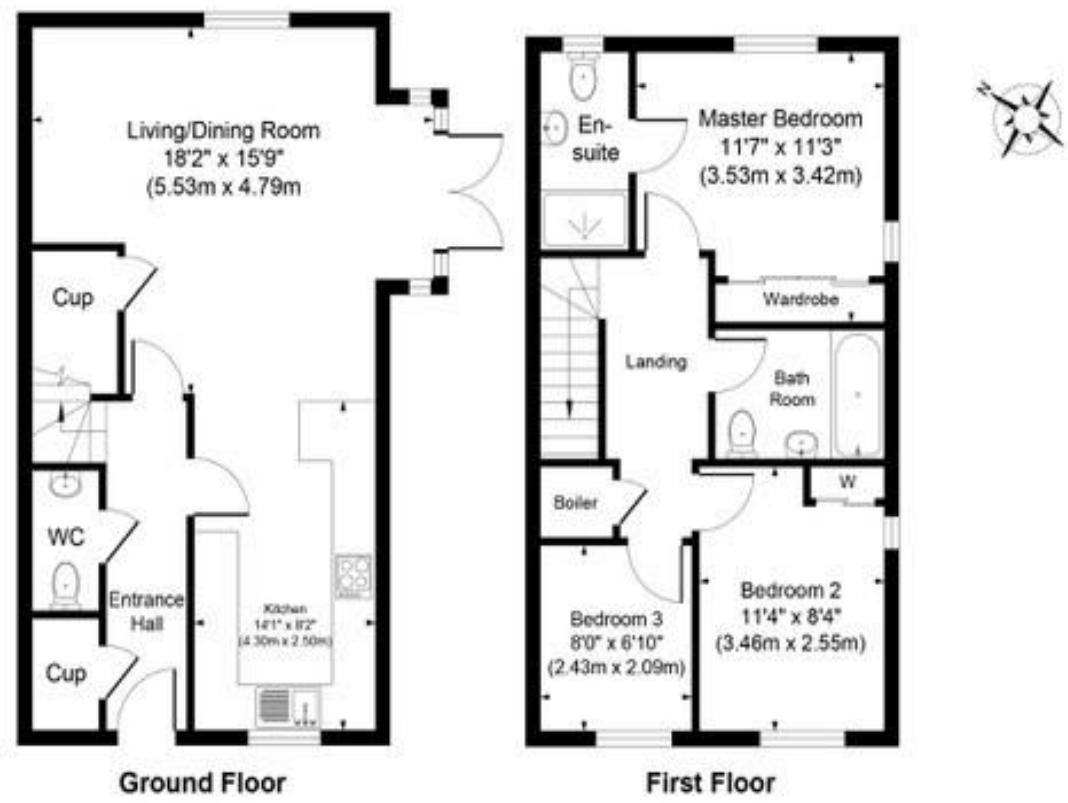
Leisure Facilities: Wildernesse and Knole Golf clubs in Sevenoaks. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area. Nizels Golf and Country club in Hildenbrough. Sevenoaks Leisure Centre.

Communication: Junction 5 of the M25 provides access to the motorway network, Gatwick and Heathrow Airports and the Channel Tunnel.

Please note that all distances are approximate.



Meadow Gate, Station Road, Dunton Green, Sevenoaks, TN13  
Gross Internal Area 942 sq ft, 87.5 m<sup>2</sup>



Approx. Gross Internal Floor Area 942 sq. ft / 87.58 sq. m  
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Vue Property Services Ltd

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   | 84                      | 86        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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.  
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