



# Stylishly presented family home of superb proportions

**The Drive, Sevenoaks, Kent, TN13**

£5,500 pcm plus fees may apply, Unfurnished

Available from 23.07.2022, 12 months minimum tenancy

savills



- A substantial family home • Many amenities of Sevenoaks town • Sevenoaks station approx 0.3 miles • Attractive front and rear gardens • Excellent transport links • Garage and driveway parking

### About this property

An attractive detached family home, set back in a prime residential road, provides generously proportioned and versatile living accommodation, finished to a high specification.

The spacious entrance hall leads into the double aspect sitting which features a character fireplace inset with a wood burning stove effect gas fire and French doors leading to the side patio whilst opposite is the home office/study which has access into the integral garage.

Continuing through to the rear of the house is the beautifully presented kitchen/breakfast/dining room, which provides an excellent living space flooded with natural light. The kitchen boasts a comprehensive range of wall and base cupboards, including an island unit with Quartz work surfaces and a twin butler sink. Integrated appliances include a combination microwave, fridge/freezer and dishwasher. There is also a walk-in larder, attractive Limestone fireplace, and 2 sets of double doors lead out to the rear garden terrace. The adjacent utility room is fitted with wall and base cupboards, 1½ bowl sink and side door access.

On the 1st floor is the master bedroom and enjoys an outlook over the rear garden. It benefits from his and hers fitted wardrobes and a contemporary en suite shower room. There are a further 4 bedrooms, of which 1 includes an en suite shower room and built in wardrobes. The family bathroom comprises a fitted bath, separate shower cubicle, pedestal wash basin and W.C. An additional luxuriously sized and light filled guest bedroom is located on the 2nd floor with an accompanying and well appointed bathroom.

Approached over a brick block driveway which leads to the integral garage, the front of the house benefits from an attractive lawn with herbaceous borders. The delightful landscaped rear garden comprises a paved terrace, ideal for al fresco entertaining. There is an adjoining area of lawn planted with herbaceous borders, shrubs and mature trees.







### Local Information

The Drive is set back within sought after residential road in a central Sevenoaks location, well served with local schools, the train station and High Street, offering a multitude of shops, supermarkets, pubs and restaurants.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.

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

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

Secondary Schools: Trinity, Weald of Kent Grammar (completion September 2017) and Knole Academy Schools in Sevenoaks. Judd Boys Grammar in Tonbridge, Skinners Boys School in Tunbridge Wells, Tonbridge Girls Grammar and Weald of Kent Girls Grammar School. Hillview School For Girls, Hugh Christie Technology College and Hayesbrook School For Boys.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, The Granville, Solefields and New Beacon Preparatory Schools. St Michaels and 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. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks.

Communications: The M25 can be accessed at the Chevening interchange links to other motorway networks and Gatwick and Heathrow Airports.

### Additional Payments

Deposit payable: £8,307.72 (6 weeks rent)

Holding Deposit: £1,364.62 (1 weeks rent)



The Drive, Sevenoaks, Kent, TN13  
Gross Internal Area 2859 sq ft, 265.6 m<sup>2</sup>



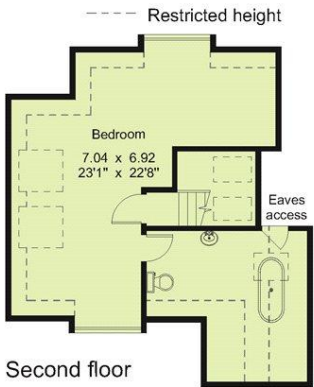
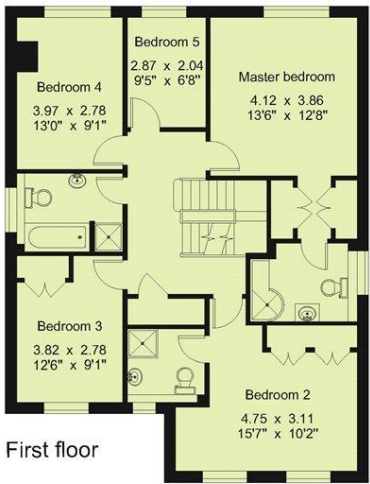
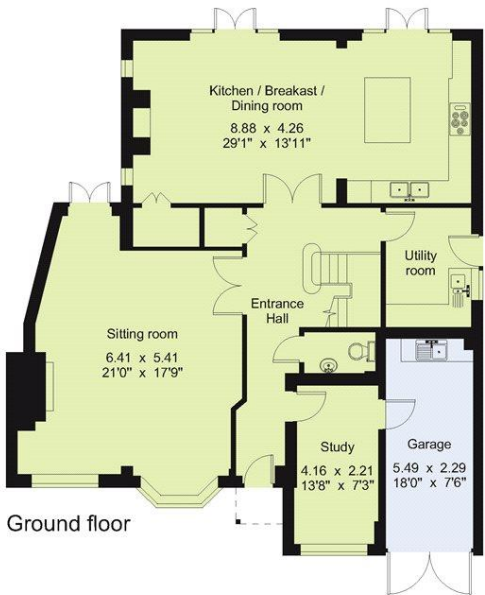
Danielle Hardy  
Sevenoaks Lettings  
**+44 (0) 1732 789 760**  
danielle.hardy@savills.com

**The Drive, Sevenoaks**

Gross internal area (approx.)

- House - 265.7 sq m (2859 sq ft)
- Garage - 14.4 sq m (155 sq ft)

For identification only - Not to scale  
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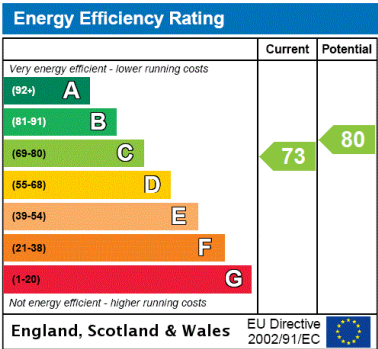
**Local Authority**  
Sevenoaks District Council

**Council Tax**  
Band = G

**Energy Performance**  
EPC Rating = C

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

Telephone: +44 (0) 1732 789 760.



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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).  
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