



A striking & contemporary architecturally designed home

St. James' Road, Sevenoaks, Kent, TN13

£4,650 pcm plus fees apply, Unfurnished
Available from 17.10.2020

savills

Contemporary new build home • Versatile accommodation
• Close proximity to main line stations • Landscaped garden
• Views to the North Downs

Local Information

The property is located in a sought after Sevenoaks position, ideally located for local schools, both Bat & Ball and Sevenoaks stations and the High Street, with its multitude of shops, supermarkets, pubs and restaurants. Also the parade of shops at the top of St. Johns Hill.

Shopping: Sevenoaks (approx. 1.1 miles), Tunbridge Wells and Bluewater.

Mainline Rail Services: Bat & Ball (approx. 0.4 miles) to Sevenoaks and London Victoria. Sevenoaks (approx. 0.9 mile) to London Charing Cross/Cannon Street/London Bridge.

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

Secondary Schools: Knole Academy, Weald of Kent Grammar and Trinity Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. The Granville, Sevenoaks, Walthamstow Hall, Solefields and New Beacon Prep Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House School 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, Hockey, Football and Rugby in the Sevenoaks Vine area.

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

Local Authority

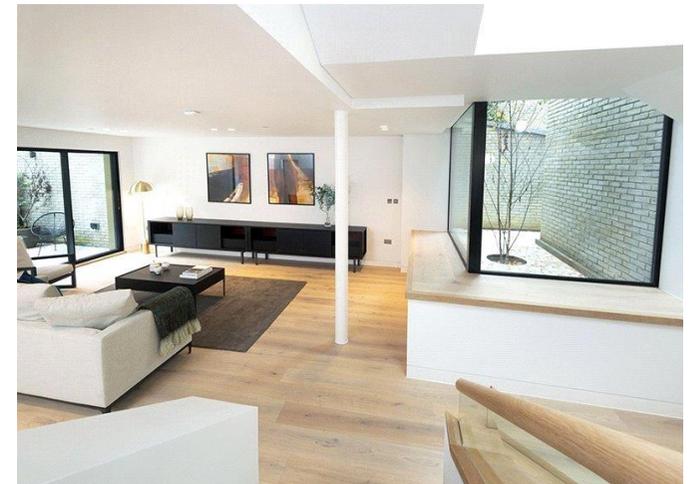
Sevenoaks District Council
Council Tax Band = H

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.





About this property

This striking and contemporary new build home finished to a high specification throughout with great attention to detail. The impressive split level design together with the glazed atrium and light well on the top floor allows light to flood the accommodation.

The front door leads to the reception hall which has a bank of fitted cupboards and an impressive staircase rising to all floors.

There is a reception room arranged over the ground floor with sliding doors to the courtyard garden where an external garden store is located.

The family/dining room is located on the first floor and also has access to the garden, and benefits from being open to the kitchen.

The study has an outlook to the front and has fitted cupboards.

There is an adjoining Jack and Jill shower room linking to the study allowing it to be used as a bedroom if required.

The utility room has additional storage cupboards and space for appliances and leads to the generous boiler room.

The stylish bespoke kitchen is comprehensively fitted with a range of wall and base units together with an island unit which has a breakfast bar. Appliances by Siemens include eye level double ovens, fridge-freezer, dishwasher and a wine fridge. There is an outlook to the side and direct access to the rear garden.

The principle suite comprises a bedroom with full height window to the front with a Juliet balcony. There is a dressing room with fitted wardrobes, cupboards and drawers. The adjoining en suite bathroom is well appointed with a bath and separate shower cubicle.

Arranged on the second floor are four well-proportioned bedrooms all with vaulted ceilings and recessed display shelves.

Completing the accommodation are two well-appointed shower rooms and a spacious cloakroom, all with under floor heating.

To the front of the house is a gravelled carriage driveway providing parking and leading to the integral garage with electrically operated roller door.

The impressive south facing landscaped rear garden is terraced and allows access from the ground and first floors of the house.



St. James' Road, Sevenoaks, Kent, TN13
 Gross Internal Area 3938 sq ft, 365.9 m²



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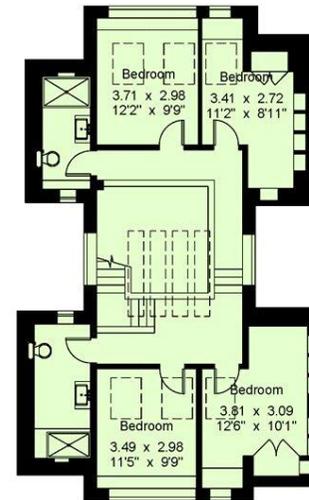
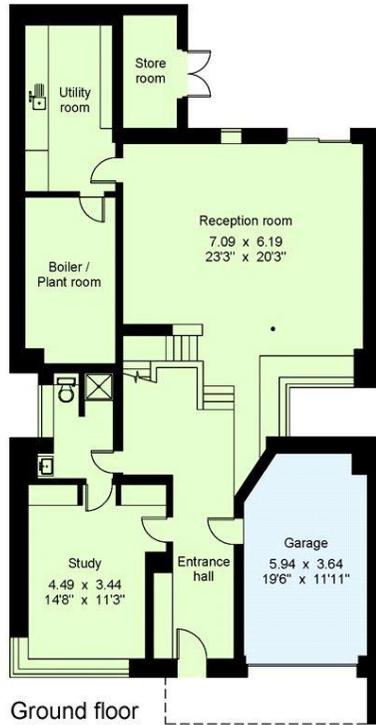
Gross internal area (approx.)

House - 365.9 sq m (3938 sq ft)

Garage - 21.4 sq m (230 sq ft)

For identification only - Not to scale

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Second floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	88
(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 please 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. . 20200807MEHE

