



An impressive home finished to the highest standard

Yew Tree Road, Dunton Green, Sevenoaks, Kent, TN14

£2,500 pcm plus fees apply, Unfurnished
Available from 14.01.2020



- Spacious home in local development • High specification throughout • Use of residents gym and communal grounds
- Excellent transport links • Enclosed rear garden • Attached garage with garden access

About this property

Spectacular property, this brand new link detached family home is situated on the popular Ryewood development and finished to a high standard throughout

From the entrance hall on the ground floor doors lead to a study with views to the front of the house whilst to the rear is the stylishly designed kitchen/dining room featuring soft close cabinet doors and drawers, worktops, splash back, and integrated appliances including built in oven, compact oven with microwave, gas hob, fridge/freezer, dishwasher, wine cooler and bi-fold doors lead to the garden. A guest cloakroom and separate utility room complete the ground floor.

To the 1st floor a light filled living room with balcony to the front and the master bedroom with dressing area and en suite bathroom with separate walk in shower. The 2nd floor provides a further 3 bedrooms, 1 with dressing area and fitted wardrobes, and a family bathroom also with separate walk in shower.

Externally there is a single garage to the side, with courtesy door to the garden, and parking in front, and garden to the rear. Residents on the development have access to a communal gym, public amenity spaces, water feature and children's play areas.

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.





Local Information

Yew Tree Road is situated in a convenient position about 0.3 miles of Dunton Green station. Dunton Green and Riverhead villages both provide local shopping and amenities. Sevenoaks town centre is about 2.3 miles with its multitude of shops, supermarkets, pubs and restaurants.

Local Shopping: There is a public footpath to Tesco superstore in Riverhead (about 0.7 miles).

Comprehensive Shopping: Sevenoaks (about 2.3 miles), Tunbridge Wells and Bluewater.

Mainline Rail Services: Dunton Green (about 0.3 miles) to Charing Cross, Sevenoaks (about 1.8 miles) to Cannon Street/Charing Cross.

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

Secondary Schools: Knole Academy and Trinity Secondary School in Sevenoaks. Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammar. Skinners, Bennett Memorial and Tunbridge Wells Boys and Girls Grammar Schools.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Wildernesse and Knole Golf clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenbrough. Sevenoaks Sports and Leisure Centre. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area. London Golf Club in West Kingsdown.

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

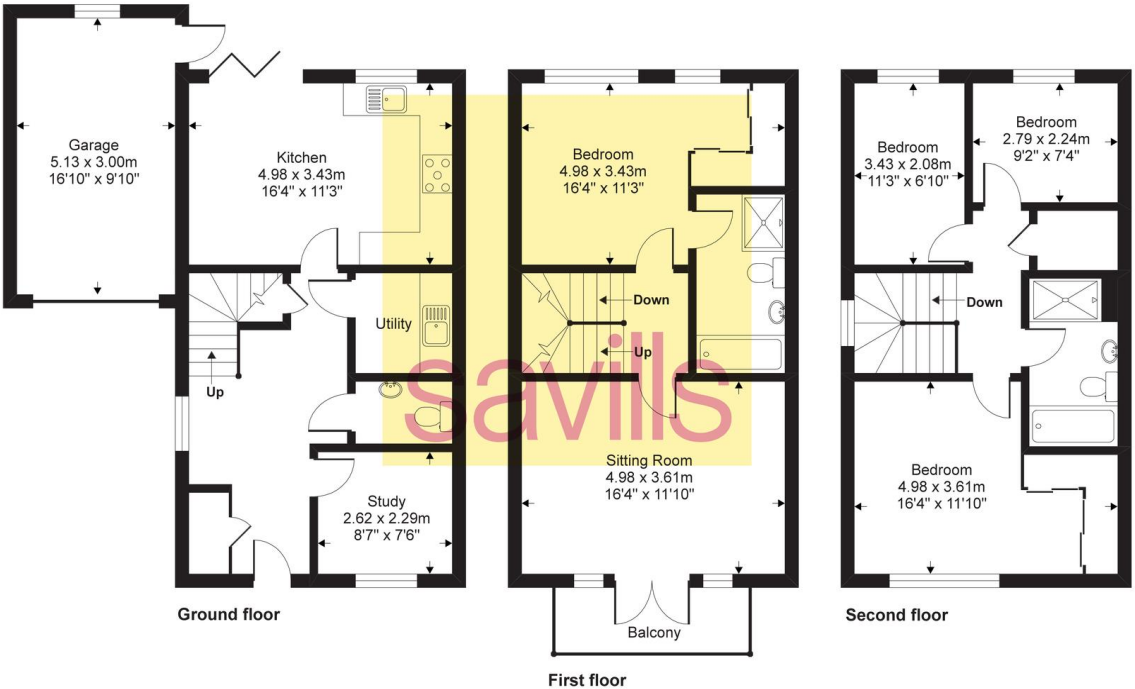
Yew Tree Road, Dunton Green, Sevenoaks, Kent, TN14
Gross Internal Area 1643 sq ft, 152.6 m²


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Gross internal floor area (approx):
152 6 sq m / 1643 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	85	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 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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