



An impressive Huf Haus offering versatile accommodation

Ashgrove Road, Sevenoaks, Kent, TN13

£8,000 pcm plus fees apply, Unfurnished
Available from 15.08.2020

savills

Stunning Huf Haus • South side of town • Sevenoaks station approx. 1.8 miles • Versatile accommodation • High specification • Swimming pool • Detached home office • Superb landscaped gardens

About this property

A striking modern home built by Huf Haus to an impressive standard with great attention to detail. The house has versatile accommodation and is arranged over three floors with a self-contained apartment to the garden level, which could also be incorporated into the main house. Features include vaulted ceilings, full height windows and doors, modern kitchens and bathroom suites, air to water heat pump, triple glazing, electrically powered external metal blinds (locally controlled), and under floor heating throughout. Of particular note are the exceptional landscaped gardens which complement the house providing a wonderful backdrop. Also of note is the convenient location being about 1.3 of a mile from the High Street and about 1.8 miles from the station.

A wide front door opens to the entrance hall with stairs rising and descending to the other floors and a coats hanging area to one side.

The principal reception rooms comprise a sitting room and an impressive dining room with double height vaulted ceiling. The sitting room has fitted media cupboards and bookshelves together with full height windows to the side and rear offering wonderful views over the gardens. The dining room also has views over the garden and direct access to the rear balcony which stretches around the house.

The double aspect family room offers informal living and has access to the front garden and full height windows.

The stylish kitchen/breakfast room is fitted with a contemporary range of wall and base cupboards with a matching island unit, incorporating a breakfast bar and full height storage to one side. The room is double aspect and has direct access to the balcony.

Adjacent to the kitchen is a store/utility room with an excellent range of storage.

The double aspect bedroom, on this floor, has an outlook to the front and side and an adjoining shower room.





The first floor galleried landing has impressive views over the garden and access to the front balcony.

The master suite features a bedroom with vaulted ceiling, low level storage units and direct access to a balcony. The dressing room is fitted with an excellent range of contemporary wardrobes and storage cupboards and leads to the spacious en suite, featuring a freestanding oval bath by Victoria and Albert, and separate shower cubicle.

There are two further bedrooms on this floor, both with ladders to useful mezzanine areas and access to a balcony.

A stylish and well-appointed family bathroom completes this floor.

Arranged over the garden level is a self-contained two bedroom apartment which could easily be incorporated into the main house. The accommodation comprises an open plan living and study area, with superb views over the rear gardens together with direct access to the balcony. There is also a well-appointed and stylish kitchen with wall and base units together with a breakfast bar. There are two bedrooms with sun-pipes and a well-appointed modern bathroom suite.

Completing the accommodation is the plant room which is also located on the garden level.

The house is approached via an electrically operated gate over a sweeping bonded gravel driveway which leads to a brick block parking area flanked on one side by clipped hedging and deep well stocked shrub beds to the front perimeter. There are bonded gravel paths to either side of the property, leading to the rear balcony which stretches the width of the house and onto the wonderful landscaped garden. Features include a central path flanked by an avenue of pear trees with lawn to either side and bound by well stocked raised beds; a timber gazebo provides a sheltered seating area; a play area has a sunken trampoline and further area of lawn; the swimming pool area has a generous paved terrace and an adjoining pool house which is currently being used as a home office; a feature wall screening a hot tub area and a vegetable garden with an attractive greenhouse. There is a wide variety of trees, shrubs and plants within the garden, creating an impressive backdrop to the house. Also within the garden are a number of useful storage sheds.



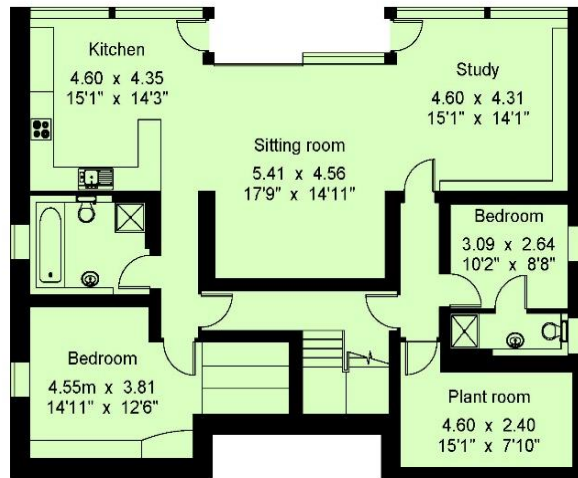
Nepeta, Sevenoaks

Gross internal area (approx.)

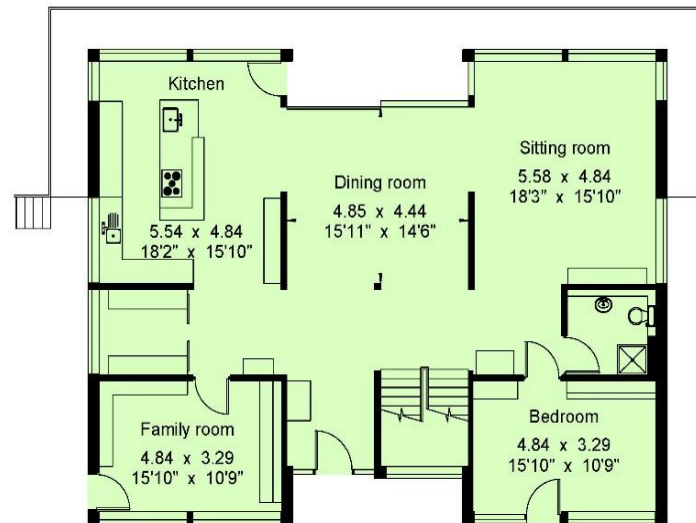
House - 452.1 sq m (4866 sq ft)

For identification only - Not to scale

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Garden level



Ground floor



Local Information

Nepeta is situated on the popular south side of Sevenoaks within 1.3 miles of Sevenoaks High Street, which offers a multitude of shops, supermarkets, pubs and restaurants. Knole Park is also within 1.6 miles, which is one of Kent's last medieval deer parks and enjoys over 1,000 acres of beautiful parkland.

Comprehensive Shopping: Supermarkets and a number of High Street shops, as well as restaurants and public houses in Sevenoaks (1.1 miles), Tonbridge (7 miles) and Tunbridge Wells. There is also Bluewater Shopping Centre.

Mainline rail services: Sevenoaks (1.8 miles) to London Bridge/Charing Cross/Cannon Street. Bat & Ball (3 miles) to London Victoria.

Primary Schools: Amherst, Riverhead Infants, 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, New Beacon, The Granville and Solefields Prep Schools. Walthamstow Hall for Girls, Sevenoaks and Tonbridge Secondary Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Knole Park. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Holmesdale Cricket Club and Bowls Club in Riverhead. Sevenoaks swimming and leisure centre. Sevenoaks Tennis Club. Cricket, rugby and hockey clubs in the vine area of Sevenoaks.

Communications: The M25 can be accessed at the Chevening interchange (about 3 miles) linking to other motorway networks and Gatwick and Heathrow Airports.

Please note that all distances are approximate.

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.

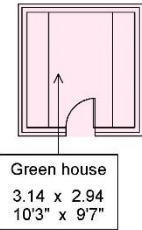
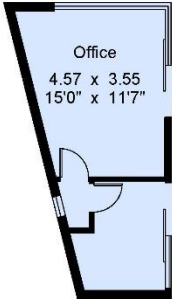
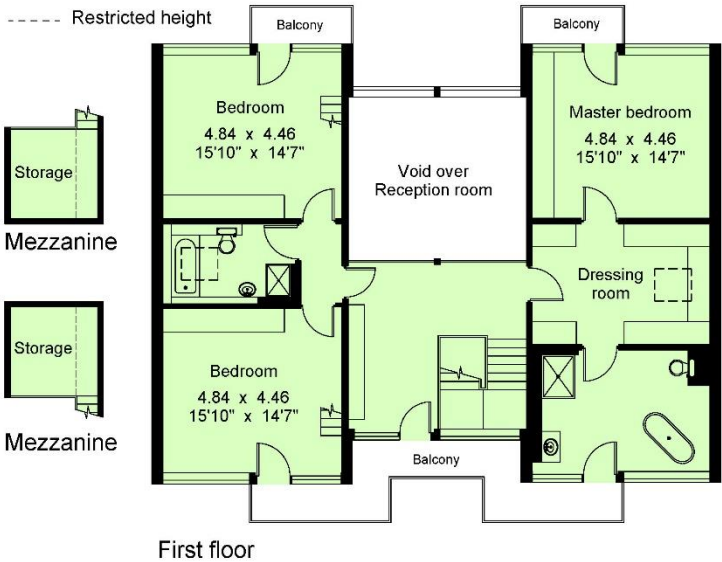
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Nepeta, Sevenoaks

Gross internal area (approx.)

- Pool House / Office - 24.2 sq m (260 sq ft)
- Gazebo - 17.6 sq m (189 sq ft)
- Green House - 9.2 sq m (99 sq ft)

For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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.
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