



Attractive and well-presented family home, set in a traffic free location on a sought after residential road.

**Pinewood, 46a Garth Road, Sevenoaks, Kent, TN13 1RX**

£1,250,000 Freehold





- Attractive family home • Modern and stylish accommodation
- Sevenoaks town approx. 1 mile
- Sevenoaks station approx. 1.9 miles
- South east facing rear garden
- Off road parking and garage

#### Local Information

- Comprehensive Shopping: Sevenoaks (1 miles), Tunbridge Wells and Bluewater. Mainline Rail Services: Sevenoaks (1.7 miles) to London Bridge/Charing Cross/Cannon Street.
- 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: New Beacon, Sevenoaks, The Granville, Walthamstow Hall and Solefields Prep Schools. Sevenoaks, Walthamstow Hall, Sackville and Tonbridge Secondary Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House in Sundridge.
- All distances are approximate.

#### About this property

Pinewood is an attractive and well-presented part-tile hung family house dating from 2008 which has been finished to a high standard. The spacious and well-presented accommodation offers both formal entertaining and family living, together with a modern kitchen and contemporary bathroom suites. Also of note is the south-easterly facing rear garden and a detached double garage. The property occupies an excellent position, set down a shared drive providing a traffic free location on this popular south side of town.

- The double aspect sitting room has a bay window to the front and an attractive fireplace. Double doors open to the dining area which is open to the kitchen/breakfast room and leads to the conservatory with bi-folding doors to the rear terrace. These rooms provide versatile entertaining and family living.
- There is also a study with an outlook to the front, and a cloakroom located off the hall.
- The double aspect kitchen/breakfast room is fitted with a comprehensive range of wall and base units with matching island unit, integral appliances and double doors to the rear terrace. The adjoining utility room has additional storage cupboards, space for appliances and direct access to outside.
- Arranged over the first floor are four bedrooms, all have fitted wardrobes and two have en suite shower rooms. The well-appointed family bathroom completes the accommodation.
- Pinewood and the neighbouring property share a driveway which leads to the private parking and the detached double garage to the front. The attractive front garden is enclosed by a picket fence with a path leading to the front door flanked by lawns. There is established hedging and flower beds.
- The south-east facing rear garden has a paved terrace providing an ideal area for alfresco entertaining. The lawn extends the length of the garden with raised beds to the perimeter.







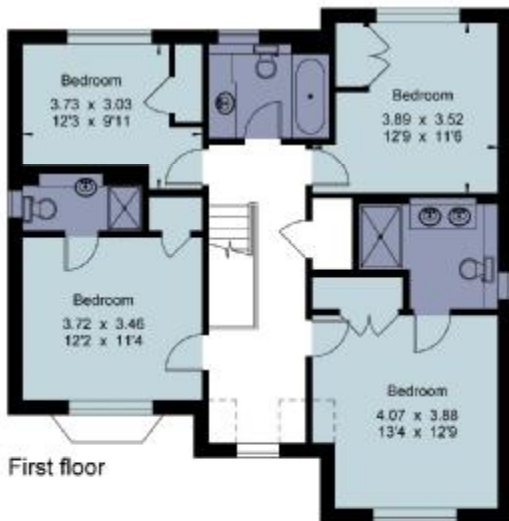
Pinewood, 46a Garth Road, Sevenoaks, Kent, TN13 1RX  
Gross Internal Area 2075 sq ft, 192.8 m<sup>2</sup>

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Pinewood, 46a Garth Road, Sevenoaks  
Gross internal area (approx) 192.8 sq m/ 2075 sq ft  
Garage 34.6 sq m/ 372 sq ft  
Total 227.4 sq m/ 2447 sq ft



For identification only - Not to scale  
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**Direction**

From our office on Sevenoaks High Street proceed in a southerly direction passing Sevenoaks School on your left and turn right on to Weald Road. Take the second left turning on to Garth Road. The shared drive will be found shortly on the left hand side and 46a will be found at the end of this drive.

**Tenure** Freehold

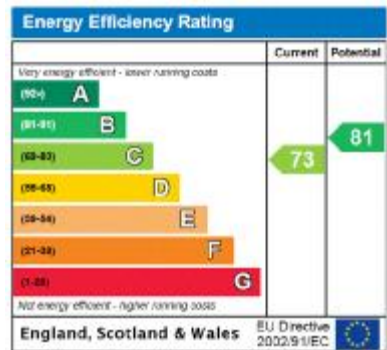
**Local Authority**  
Sevenoaks District Council

**Energy Performance**

EPC Rating = C

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.  
Telephone: +44 (0) 1732 789 700.



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