



Stylishly presented & well-proportioned family house with a level rear garden, superbly located for the schools & stations.

The Beeches, Hawthorn Lane, Sevenoaks, Kent, TN13 3DB

£1,175,000 Freehold





- Beautifully presented
- Secluded & private cul-de-sac location
- Bespoke kitchen with Miele appliances
- Versatile & well-proportioned accommodation
- Riverhead & Amherst schools approx. 0.6 miles
- Riverhead village approx. 0.2 miles by footpath
- Sevenoaks station approx. 1 mile, 0.85 miles by footpath
- Delightful landscaped rear garden
- Detached double garage

About this property

The Beeches is a stylish and beautifully presented family home located at the end of a private cul-de-sac and ideally situated for the popular local schools and Sevenoaks station. The light, versatile and well-proportioned accommodation has been sympathetically extended and renovated to a high standard by the current owners, providing superb areas for entertaining and family living. Salient points include a bespoke kitchen, contemporary bathroom suites, an attractive gas fireplace, wood flooring and recessed lighting. Also of particular note is the established, landscaped rear garden, ample off road parking and detached double garage.

• The generous, triple aspect sitting room has a bay window with a view to the front and an attractive gas fireplace and the study benefits from fitted furniture and has views to the front garden.

• The impressive kitchen/dining/family room is a superb space, ideal for modern family living. The kitchen by Great British Kitchens is fitted with a comprehensive range of bespoke wall and base units with under cabinet lighting, Quartz worktops incorporating a breakfast bar, a Quooker hot water tap and Miele integral appliances, including a double oven with a combination microwave.

• The double aspect dining area has bi-fold doors and lovely views to the front and rear gardens, with the adjoining family room benefiting from a striking vaulted ceiling with skylights, double aspect views, bi-fold oak doors to the rear garden and underfloor heating.

• A utility room provides further storage, space for appliances and access to outside, where a fold out washing line is installed.

• Completing this floor is a modern and well-appointed cloakroom.

• Arranged over the first floor is the principal double aspect bedroom which benefits from built-in wardrobes and is served by a stylish en suite shower room.

• There are three further bedrooms, one with built-in storage and all with lovely views to the front and rear gardens.

• A modern family bathroom with a separate shower completes the accommodation.

• The property is positioned at the end of a private cul-de-sac and is approached via a wooden five bar gate and a brick paved driveway, which provides ample parking and leads to the detached double garage. A low retaining stone wall extends to a raised bed, planted with colourful perennials.



- The landscaped rear garden is a real feature and provides a lovely backdrop to the property, with a decked seating area to the rear of the garden, ideal for al fresco entertaining. The level garden is mainly laid to lawn, with raised beds planted with herbaceous shrubs and perennials and mature shrubs and specimen trees to the perimeter providing year round interest and a high degree of privacy. The garden is fully fenced to the front and rear of the property.

Local Information

Local Shopping:

Riverhead village (0.2 miles) provides coffee shop, nurseries, pre-school, chemist, butcher, public house, church, library, barber, hairdresser, convenience store, local shops. Tesco superstore (0.6 miles).

- Comprehensive Shopping: Sevenoaks (1.8 miles) and Bluewater (16 miles).

- Mainline Rail Services: Sevenoaks (1 mile, 0.85 miles via a public footpath) to London Bridge/Charing Cross/Cannon Street. Dunton Green (1.1 miles, 1.3 miles via a public footpath) to Charing Cross. Otford (2.4 miles) to London Victoria.

- Primary Schools: Riverhead and Amherst, Sevenoaks Primary, Chevening, Knockholt, Dunton Green, Lady Boswells, St Thomas' and Otford.

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

- 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.

- Leisure Facilities: Sevenoaks Wildlife Reserve (0.45 miles via bridle paths). 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 Vine area of Sevenoaks. London Golf Club in West Kingsdown.

- All distances are approximate.

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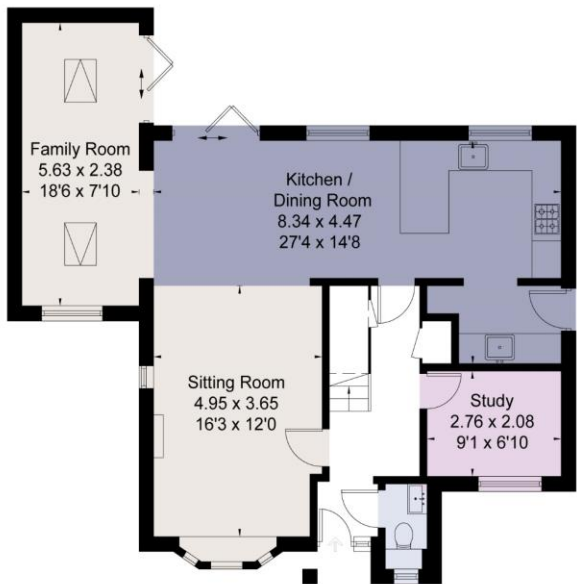




The Beeches, Hawthorn Lane, Sevenoaks, Kent, TN13 3DB
Gross Internal Area 1545 sq ft, 143.5 m²

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Approximate Area = 143.5 sq m / 1545 sq ft
Garage = 24.2 sq m / 260 sq ft
Total = 167.7 sq m / 1805 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)
For identification only. Not to scale.
© Fourwalls



Ground Floor



First Floor

Surveved and drawn in accordance with the International Property Measurement Standards (IPMS 2- Residential)

Tenure
Freehold
Local Authority
Sevenoaks District Council.
Tax Band 'G'
Energy Performance
EPC Rating = D
Directions
From Sevenoaks High Street head north on the A225 and at the traffic lights turn left onto Pembroke Road. At the next set of traffic lights turn right and proceed down the hill past Sevenoaks station into Riverhead. At the roundabout take the second exit and at the next roundabout take the second exit for the A25. Continue for approx 0.1 of a mile, passing the turning for Shoreham Lane on the right, before taking the next turning on the left onto Hawthorn Lane. The Beeches will be found on the left.
Viewings
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(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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