



Immaculately presented semi-detached period home, with south facing gardens and views to the North Downs.

7 St. Georges Road, Sevenoaks, Kent, TN13 3ND

Guide Price £1,600,000 Freehold





- Immaculately presented accommodation
- High specification throughout
- Popular location
- Established south facing garden
- Off road parking
- Views to the North Downs
- High Street approx. 1 mile
- Sevenoaks station approx. 0.9 miles

Local Information

- 7 St Georges Road is conveniently located for Sevenoaks High Street (1 mile) and the mainline station (0.9 miles).
- Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.
- Mainline Rail Services: Sevenoaks (0.9 miles) to Cannon Street/London Bridge/Charing Cross.
- Primary Schools: Sevenoaks CP, St John's CEP, St Thomas' RCP, Chevening CEP, Riverhead Infants, Amherst Juniors and Lady Boswell's CEP Schools.
- Grammar/State Schools: Knole Academy, Tunbridge Wells Boys Grammar, Weald of Kent Girls Grammar and Trinity Schools in Sevenoaks. Various in Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge, Sackville and Walthamstow Hall Schools. Sevenoaks, Solefields, The Granville, Walthamstow Hall and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesne and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, Football, Hockey

and Rugby in the Vine area of Sevenoaks. Tennis at Hollybush and Bailey's Tennis Centre.

- All distances are approximate.

About this property

7 St Georges Road is a most attractive semi-detached period family home, which has been beautifully finished by the current owners, providing immaculately presented accommodation arranged over four floors, ideal for both family living and formal entertaining. Salient points include stylish kitchen and bathroom suites, wooden sash windows, detailed cornicing, high ceilings, attractive fireplaces and solid wood flooring to the reception rooms. Also of note are the established southerly gardens and superb far reaching views to the North Downs.

- The principal receptions rooms comprise a stylish sitting room with bay window, detailed cornicing and an open fireplace with beautiful marble surround, together with a family/music room enjoying views over the garden. Both rooms benefit from fitted alcove storage and shelving and are located on the first floor.

- From the entrance hall situated on the first floor, doors lead to a useful study with fitted desk for home working and a cloakroom.



- The impressive double aspect kitchen / breakfast / dining room occupies the majority of the ground floor and is a superb space for entertaining. The modern kitchen comprises a bank of wall and floor units to one side together with an island incorporating a breakfast bar for informal dining. Of particular note are the four integral ovens and [instant boiling water tap]. Floor to ceiling sash windows enjoy views to the North Downs and an triple [bi-fold] doors open onto the rear sunken terrace. A contemporary modern fireplace is a wonderful feature of the space.

- A utility room, a useful storage room and a cloakroom complete the ground floor accommodation.

- Arranged over the second floor are two bedrooms, both featuring fireplaces and striking en suite facilities. There is also a storage room currently used as a dressing room.

- There are two further bedrooms, both with built-in storage cupboards and fireplaces, and a stylish family bathroom arranged over the third floor.

- 7 St Georges Road is approached over a herringbone brick driveway bordered by established shrubs and with an area of lawn to one side.

- The delightful rear garden is cleverly designed to provide entertaining areas across two levels. A sunken secluded terrace is situated to the lower level and is accessed from the ground floor and there is a further paved terrace with an attractive

pergola adorned with climbing flowering plants, which leads to expanses of lawn arranged over two levels and planted with established shrubs.

Directions

From Sevenoaks town centre proceed in a northerly direction along the High Street to the traffic lights. Continue straight down Dartford Road passing the Vine Cricket ground on the right and continue until the zebra crossing. Take the next left into Bradbourne Road and immediately right into St Johns Road. Continue along St Johns Road for approximately 0.3 miles before turning left onto St Georges Road. No 7 can be found on the left hand side.

Tenure

Freehold

Local Authority

Sevenoaks District Council

Council Tax

Band = G

Energy Performance

EPC Rating = To be confirmed

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone:

+44 (0) 1732 789 700.



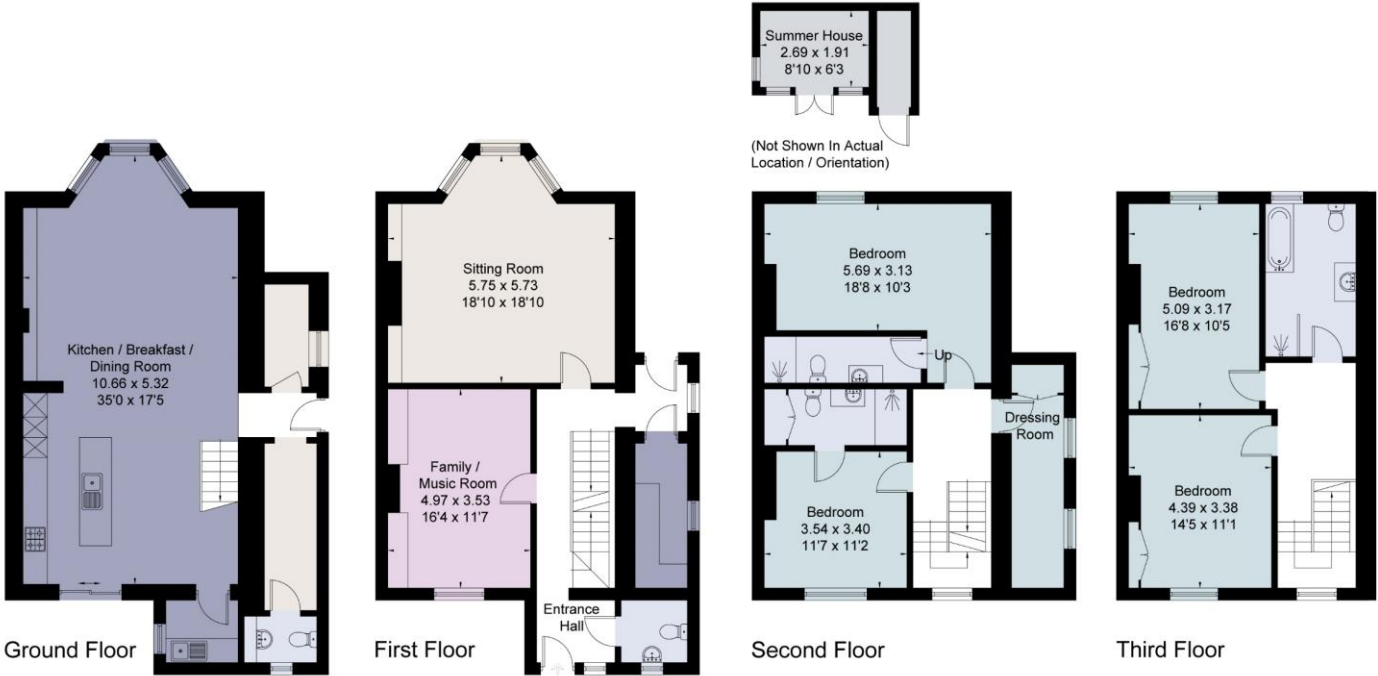


7 St. Georges Road, Sevenoaks, Kent, TN13 3ND
Gross Internal Area 2856 sq ft, 265.3 m²

James Stacey-Clear
Sevenoaks
+44 (0) 1732 789 700
james.staceyclear@savills.com



Approximate Area = 265.3 sq m / 2856 sq ft
Outbuilding = 7.2 sq m / 77 sq ft
Total = 272.5 sq m / 2933 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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