



Attractive & substantial family home situated on a sought after road, well located for schools, town & the station.

90 Mount Harry Road, Sevenoaks, Kent, TN13 3JL

£1,495,000 Freehold





- Sought after location
- Versatile & well-proportioned
- Station approx. 0.3 miles by footpath
- High Street approx. 1 mile by footpath
- Attractive rear garden
- Far reaching views to the North Downs
- Detached double garage

About this property

90 Mount Harry Road is a spacious and well-proportioned family home, tucked away at the end of a private driveway on this sought after road. The versatile accommodation offers ideal areas for informal entertaining and family living, with salient points including a fitted kitchen, modern bathroom suites, five double bedrooms and lovely views towards the North Downs from the reception rooms and the principal bedroom. Also of note is the established and private rear garden, detached double garage and the excellent central location, being within approx. 0.3 miles of the station and approx. 1 mile from the High Street.

- The principal reception rooms comprise a generously proportioned sitting room with an attractive gas fire and doors leading to the conservatory, a dining room with doors to the rear terrace and a double aspect study with views to the front.
- The double aspect kitchen/breakfast room is fitted with a comprehensive range of wall and base units with work surfaces extending to provide a breakfast bar and integral appliances.
- The adjoining utility room provides additional storage, space for appliances and access to outside.
- A cloakroom completes this floor.

- Arranged over the first floor is the principal bedroom suite, comprising a double bedroom with a bank of built-in wardrobes and a well-appointed en suite bathroom. This room also benefits from superb views to the North Downs.

- There are four further bedrooms, one with a dressing area and served by a stylish en suite shower room and another currently utilised as a snug/TV room.

- A modern family bathroom completes this floor.

- The house is approached over a shared drive which provides ample parking and leads to the detached double garage. A set of steps, flanked by wrought iron railings, leads to a paved area and the entrance porch, with an area of lawn to one side, bordered by established beds.

- To the rear, the established rear garden provides an attractive backdrop to the property, with a paved terrace providing an ideal area to enjoy the far reaching views to the North Downs and for al fresco entertaining. Terraced areas of lawns are divided by well stocked shrub beds with a wide variety of mature specimen trees, shrubs and perennials to the boundaries, providing year round interest and a high degree of privacy.

- Agent note: Driveway is owned by 90a Mount Harry Road, with No.90 and No. 88a having a right of access.



Local Information

- Comprehensive Shopping: Sevenoaks (1 mile) and Bluewater (17 miles).

- Mainline Rail Services: Sevenoaks (0.3 miles) to London Bridge/Charing Cross/Cannon Street/Waterloo.

- Primary Schools: St John's CEP, Sevenoaks, St Thomas' RCP and Lady Boswell's CEP Schools.

- Secondary Schools: Trinity and Knole Academy Schools in Sevenoaks. Judd Boys Grammar in Tonbridge, Skinners Boys School in Tunbridge Wells, Tonbridge Girls Grammar and Weald of Kent Girls Grammar School. Hillview School, Hugh Christie Technology College and Hayesbrook School.

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

- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, football and rugby in the Vine area of Sevenoaks.

- All distances are approximate.

Tenure

Freehold

Local Authority

Sevenoaks District Council. Tax Band 'G'

Services

All mains services connected. EV charges fitted.

Energy Performance

EPC Rating = D

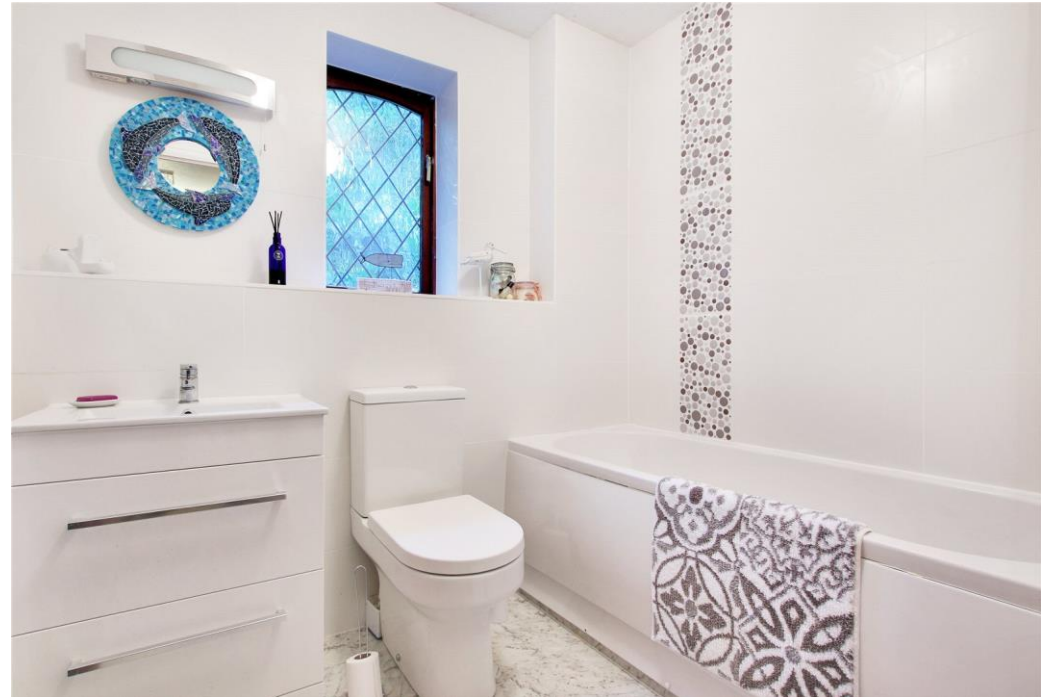
Directions

From our offices proceed in a southerly direction and turn right onto London Road. Continue to follow the road, passing the station on the left and take the immediate first right onto Hitchen Hatch Lane, keeping left onto Mount Harry Road. Pass Kirk Court apartments on the left and take the next immediate left onto the shared driveway, with No. 90 on the left.

Viewings

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



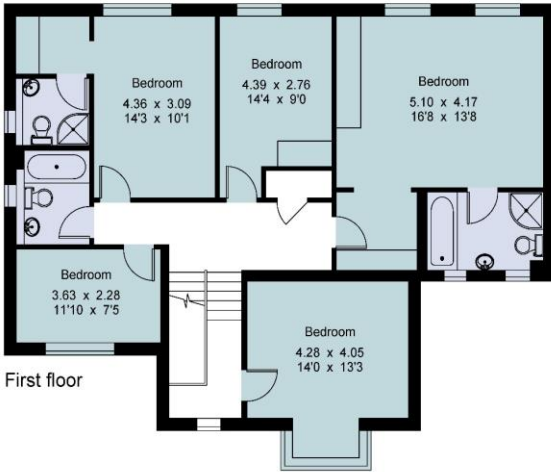
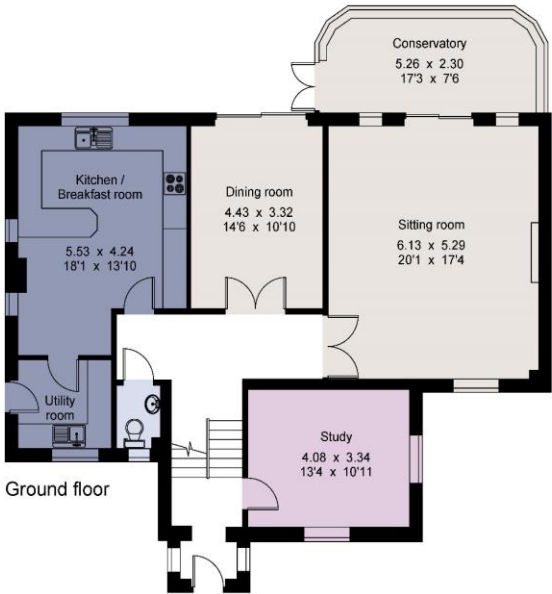
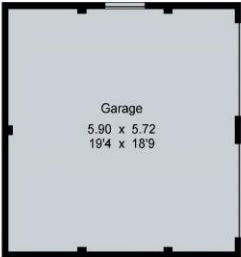


90 Mount Harry Road, Sevenoaks, Kent, TN13 3JL
Gross Internal Area 2547 sq ft, 236.6 m²


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90 Mount Harry Road, Sevenoaks
Gross internal area (approx) 236.7 sq m/ 2547 sq ft
Garage 33.7 sq m/ 362 sq ft
Total 270.4 sq m/ 2909 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	74
England, Scotland & Wales	EU Directive 2002/91/EC 	

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