



Superb detached family home with attractive gardens, ideally located for the station, town and local schools.

**11 Bullfinch Lane, Sevenoaks, Kent, TN13 2DY**

Guide Price £925,000 Freehold





- No onward chain • Well-proportioned accommodation
- Attractive established gardens • Garage & off-road parking
- Sevenoaks station approx. 1.2 miles • About 0.32 acres
- High Street approx. 1.8 miles • Opportunity to update
- Riverhead & Amherst primary schools approx. 0.3 miles

#### Local Information

##### • Comprehensive Shopping:

Sevenoaks town centre (1.8 miles), Tunbridge Wells and Bluewater Shopping Centre.

##### • Mainline Rail Services:

Sevenoaks (1.2 miles) to London Bridge/Cannon Street/Charing Cross.

• **Primary Schools:** Amherst Juniors and Riverhead Infants, Chevening and various in Sevenoaks including Sevenoaks, St Thomas' RCP, St John's CEP and Lady Boswell's CEP Schools.

• **Secondary Schools:** Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Trinity School and Knole Academy in Sevenoaks.

• **Private Schools:** Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

• **Leisure Facilities:** Sailing and water sports on Chipstead Lake, tennis at the village club. Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks Swimming and Leisure Centre. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area, Rayleys Tennis Centre in Sevenoaks.

• All distances are approximate.

#### About this property

11 Bullfinch Lane is an attractive detached family home offering well-proportioned living space arranged over two floors, offered with no onward chain and allowing the incoming purchaser the opportunity to update to their taste. Also of note is the popular location being just 0.3 miles of Amherst Juniors and Riverhead Infants Schools.

• The reception rooms comprise a dining room with a bay window, a spacious sitting room with a fireplace, and a delightful conservatory with two sets of doors opening to the terrace.

• The kitchen is well-equipped with a comprehensive range of wall and base units with integral appliances and a peninsular incorporating a breakfast bar.

• A cloakroom completes the ground floor.

• Arranged over the first floor are three bedrooms and a well-appointed family bathroom.

• A paved driveway leads to the garage and provides ample off road parking.

• The delightful gardens are predominantly laid to lawn with a variety of deciduous and evergreen bushes, trees and hedging, providing a high degree of privacy. In total the plot amounts to about 0.32 acres.



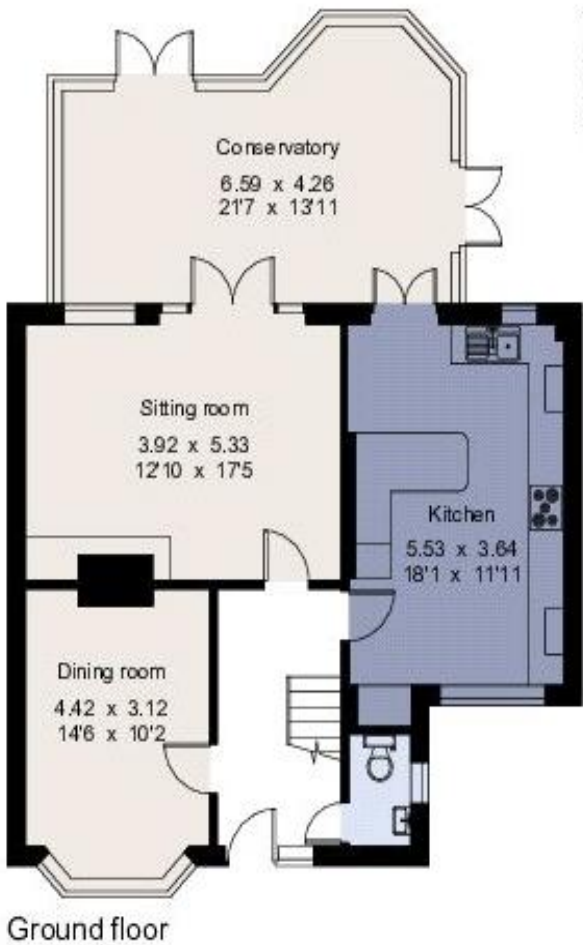




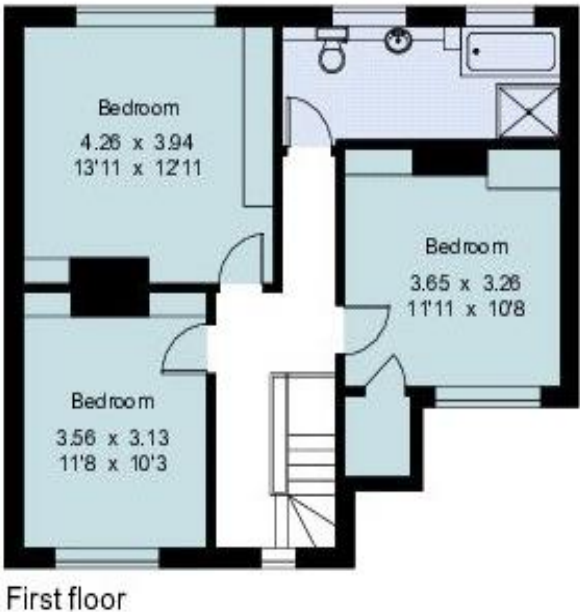


11 Bullfinch Lane, Sevenoaks, Kent, TN13 2DY  
Gross Internal Area 1,703 sq ft, 158.2 m<sup>2</sup>  
Garage 199 sq ft, 18.5 m<sup>2</sup>  
Total 1,902 sq ft, 176.8 m<sup>2</sup>

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11 Bullfinch Lane, Riverhead  
Gross internal area (approx) 158.3 sq m/ 1703 sq ft  
Garage 18.5 sq m/ 199 sq ft  
Total 176.8 sq m/ 1902 sq ft



For identification only - Not to scale  
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Local Authority  
Sevenoaks District Council. Tax band 'G'

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

Directions  
From Sevenoaks town centre, proceed in a northerly direction along London Road passing the station. Continue along Amherst Hill and at the roundabout take the first exit towards Westerham. At the traffic lights turn right onto Witches Lane and continue onto Bullfinch Lane. No. 11 can be found along on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		74
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	48	
D		
(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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