



Attractive family home in secluded location on the edge of the town with parkland views.

**Green Trees, 5 Quarry Hill, Sevenoaks, Kent, TN15 0HH**

Guide Price £1,200,000 Freehold









- Private road location
- No onward chain
- Scope to update
- Knole Park approx. 0.5 miles by footpath
- High Street approx. 1 mile
- West-facing rear garden
- Garage & parking
- Attractive parkland views

#### About this property

Green Trees is a most attractive, part-tile hung family home, built in 1935 and situated on a private road. Offered with no onward chain and with scope to update, the light, versatile and well-proportioned accommodation is arranged over two floors and provides excellent areas for entertaining and family living. Of particular note is the garage and parking, established west-facing rear garden, secluded location and spectacular views overlooking the pastureland of Knole Park, together with the property's superb location, being within one mile of the town and 1.5 miles of the station.

• The double aspect sitting room is of generous proportions, with a gas fireplace and doors providing views and access to the rear garden and the dining room has a lovely view over the front garden and a feature fireplace.

• The bright kitchen/breakfast room has an attractive view over the rear garden and is fitted with a range of wall and base units, with space for appliances. There is also a useful larder.

• The cloakroom completes the ground floor accommodation.

• Arranged over the first floor are four double bedrooms, two with a double aspect and all with wash basins. One bedroom is currently utilised as a study and two of the bedrooms have superb, far-reaching views over Knole Park.

• The family bathroom and separate W.C complete the accommodation.

• To the front of the house there is a driveway providing parking and leading to the garage. An area of lawn is bound by mixed evergreen hedging and interspersed with beds planted with a range of mature shrubs and specimen trees.

• The rear garden forms a lovely backdrop to the property and provides a degree of privacy, with a large paved terrace that is ideal for al fresco entertaining. The garden is mainly laid to lawn and flanked by established borders planted with a wide variety of roses, ferns, colourful perennials, evergreen shrubs, fruit trees and a majestic sycamore tree.





**Local Information**

- Comprehensive Shopping: Sevenoaks (1 mile). Tonbridge (8 miles). Bluewater (16.3 miles).

- Mainline Rail Services: Sevenoaks (1.4 mile) to London Bridge/Cannon Street/Charing Cross/Waterloo.

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

- Grammar/State Schools: Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy in Sevenoaks.

- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Schools. Sevenoaks, Solefields 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 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 Council

**Council Tax**

Band = G

**Energy Performance**

EPC Rating = E

**Directions**

From Sevenoaks town centre proceed in a northerly direction along the High Street. After a set of traffic lights, turn right into Seal Hollow Road. Continue down the hill taking the first right onto Blackhall Lane. Turn immediately right in to Quarry Hill. Bear round to the left and Green Trees will be found on the right hand side.

**Viewing**

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







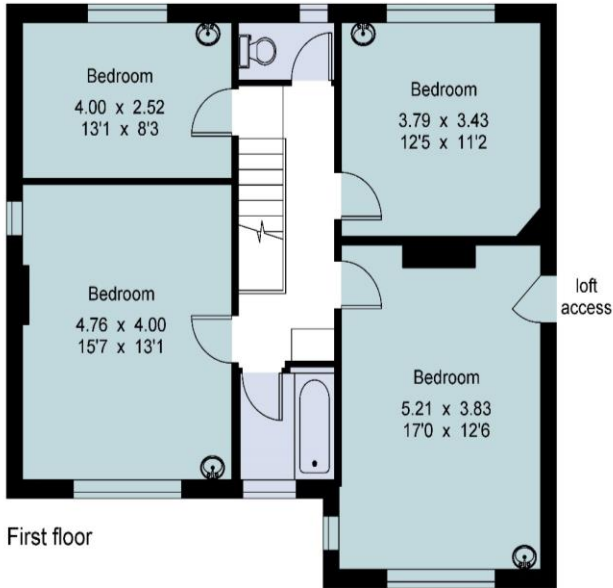
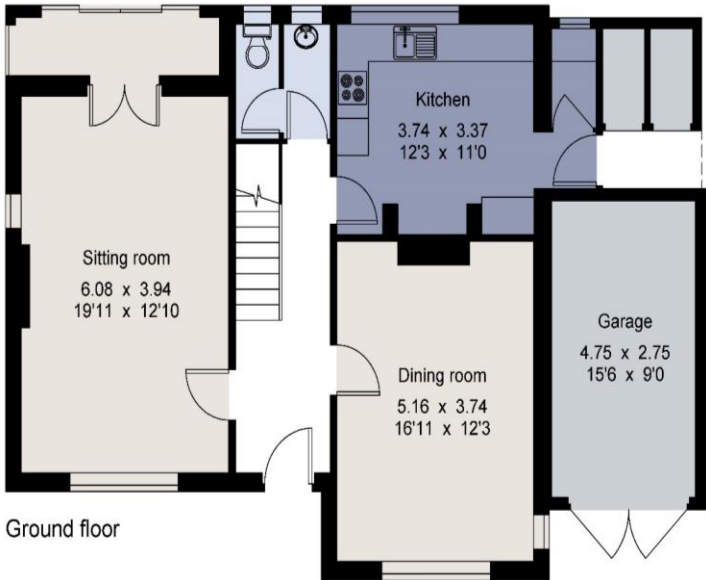


Green Trees, 5 Quarry Hill, Sevenoaks, Kent, TN15 0HH  
Gross Internal Area 1745 sq ft, 162.1 m<sup>2</sup>


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5 Quarry Hill, Sevenoaks  
Gross internal area (approx) 162.2 sq m/ 1745 sq ft  
Garage 13.0 sq m/ 140 sq ft  
Total 175.2 sq m/ 1885 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		
	52	82
England, Scotland & Wales	EU Directive 2002/91/EC 	

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