



Elegant family home with versatile accommodation of excellent proportions & a superb garden, ideally located for the station & schools.

Glendale, 5A Wildernesse Mount, Sevenoaks, Kent, TN13 3QS

Freehold

savills

- Versatile & well-appointed accommodation
- Immaculately presented throughout
- High Street approx. 1.2 miles
- Sevenoaks station approx. 1.7 miles
- Attractive & established rear garden
- Garage & off road parking
- Weald of Kent Girls Grammar & Trinity School approx. 0.2 miles

About this property

Glendale is a most impressive, detached family home, superbly presented throughout and offering well-appointed and versatile accommodation arranged over three floors, ideal for both family living and formal entertaining. Salient points include a contemporary kitchen, stylish bathroom suites, recessed lighting, herringbone flooring to some reception rooms, feature fireplaces, multi-pane sash windows and a roof lantern. Also of note are the impressive gardens, together with the garage and studio, and the ideal location for the station, schools and town.

- The superb family room has a feature fireplace a with wood burning stove inset and French doors leading to both the sitting room and rear terrace.

- The dual aspect sitting room provides another superb reception area with an outlook to the front and side.

- The stylish kitchen is well-equipped with a range of contemporary wall and base units with a matching central island and a range of integral appliances and opens to a useful utility room providing additional storage and space for appliances, together with a door to outside.

- The adjoining dining area is light and spacious with a roof lantern and doors opening to the terrace, providing a delightful view to the rear garden.

- A well-appointed study has an outlook to the front and a storage cupboard.

- A cloakroom and coats cupboard completes the ground floor.

- Stairs rise from the impressive entrance hall to the first floor landing and principal bedroom suite, which is served by a modern en suite bathroom and built-in storage cupboards with a charming view across the gardens to the rear.

- There are three further double bedrooms, all with built-in storage cupboards and one with a stylish en suite bathroom.

- A well-appointed family bathroom completes the first floor.

- Arranged over the second floor and completing the accommodation is a double bedroom with a modern en suite bathroom.





- Glendale is approached over a bonded gravel driveway behind electric wooden gates and leading to the garage and studio, providing ample off road parking.

- The impressive gardens to the rear provide a delightful back drop to the property and are predominantly laid to lawn with a variety of well-stocked beds and borders, with a number of deciduous and evergreen trees and shrubs, providing privacy and year round colour and interest. There are a number of paved terraces, ideal for al fresco entertaining, one of which adjoins the rear reception areas of the house and is a real feature, covered by a pergola adorned in plants.

- The detached garage has an adjoining studio with power and lighting connected, providing the potential to be utilised as a superb home office.

Local Information

- **Shopping:** Sevenoaks (1.2 miles) and Bluewater (16 miles).

- **Mainline Rail Services:** Sevenoaks (1.7 miles) to London Bridge/Charing Cross/Cannon Street. Bat & Ball (0.7 miles) to London Victoria.

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

- **Secondary Schools:** Knole Academy, Weald of Kent Grammar and Trinity (0.2 miles) Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.

- **Private Schools:** New Beacon, Sevenoaks, The Granville and Solefields Prep Schools. Walthamstow Hall for Girls. Sevenoaks and Tonbridge Secondary Schools. St Michael's and Russell House Prep Schools in Otford.

- **Leisure Facilities:** Wildernesse and Knole Golf clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Sevenoaks leisure centre. Cricket, rugby, football and hockey in the Vine area of Sevenoaks. Sevenoaks tennis club.

- All distances are approximate.





Tenure
Freehold

Local Authority
Sevenoaks District Council

Council Tax
Band = G

Energy Performance
EPC Rating = B

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

Directions
From our office in Sevenoaks High Street, proceed in a northerly direction continuing straight over the crossroads after the set of traffic lights. Take the right fork into Seal Hollow Road (B2019) and follow the road for approx 1.1 miles before turning left onto Hillingdon Avenue. Take the first turning on the left to Wildernesse Mount and No. 5A will be found shortly on the left hand side.



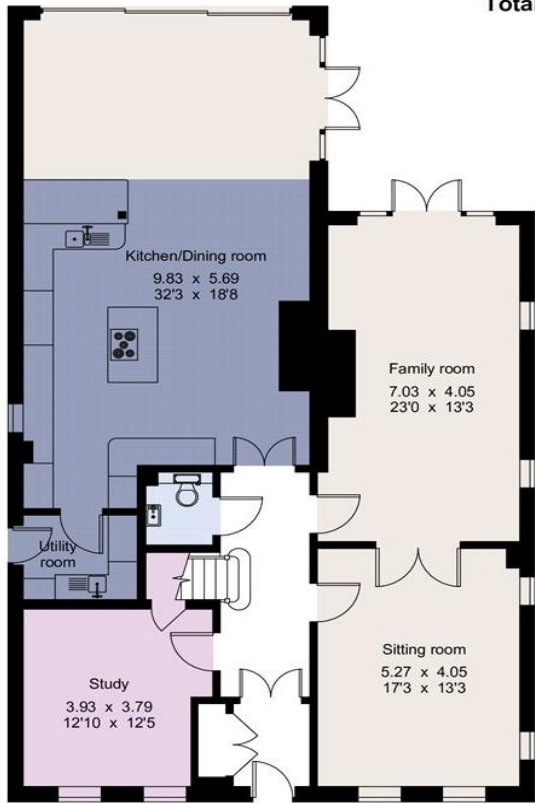


Glendale, 5A Wilderness Mount, Sevenoaks, Kent, TN13 3QS
Gross Internal Area 3,341 sq ft, 310.4 m²

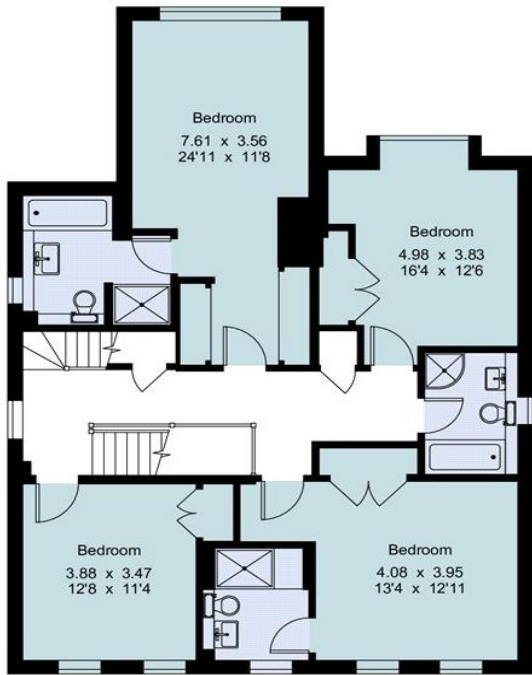
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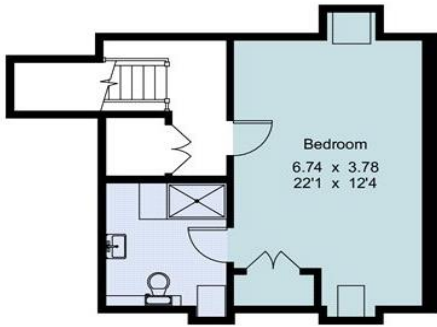
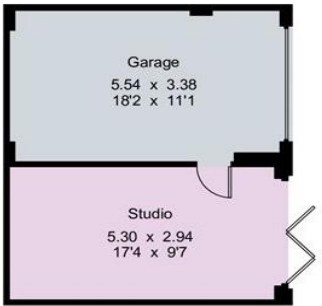
Glendale, Sevenoaks
Gross internal area (approx) 310.4 sq m/ 3,341 sq ft
Garage/Studio 40.2 sq m/ 433 sq ft
Total 350.6 sq m/ 3,774 sq ft



Ground floor



First floor



Second floor

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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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