



Stunning contemporary property with stylish and versatile accommodation

The White House 68a, St. Johns Road, Sevenoaks, Kent, TN13 3NA

£1,575,000 Freehold

savills



- Stylishly presented throughout • Versatile accommodation
- Station approx. 1 miles • Town centre approx. 0.8 miles
- South facing garden • Turntable in drive • Double garage

Local Information

- Comprehensive Shopping: Sevenoaks (0.8 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Sevenoaks (1 mile) to London Bridge/Charing Cross/Cannon Street. Bat and Ball (0.3 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 Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks, Sackville, Tonbridge and Walthamstow Hall Secondary Schools. The Granville, Sevenoaks, Walthamstow Hall, Solefields and New Beacon Prep Schools. St Michael's and Russell House Prep Schools in Oxtord. Radnor House School in Sundridge.
- Leisure Facilities: Hollybush Recreation Ground and Tennis Centre. Wilderness 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.
- Communications: The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports.
- All distances are approximate.

About this property

The White House is a stunning and contemporary property built in 2015 to a high specification and with great attention to detail throughout. The accommodation is arranged over split levels with an excellent basement area comprising a cinema, gym and playroom. Features include full height glass doors and windows, a striking glass staircase, roof lights, underfloor heating and a clever turntable set in the drive. Also of note is the south facing landscaped garden and raised balconies. The property is set in a prime Sevenoaks location for the High Street together with Bat & Ball and Sevenoaks stations.

- The principal accommodation is arranged over the ground floor with an open plan living/dining area and adjoining kitchen/breakfast room. The living area has a gallery overlooking the floor below. The dining area is fully glazed with double doors opening to the raised terrace. The separate sitting room has double doors to an enclosed courtyard garden.

- The kitchen/breakfast room is fitted with a contemporary range of bespoke cupboards with a matching island unit which incorporates a breakfast bar and sink, and there is a range of integral appliances. There is a large roof light and a window to the side.

- Also on this floor is a cloakroom and access to the garage.



- The bedroom accommodation is arranged on the lower ground floor. The principal suite comprises a bedroom with double doors to outside, a dressing area with fitted wardrobes and a modern en suite shower room. The guest bedroom has a door to outside, a fitted wardrobe and a stylish en suite bathroom. There are two further bedrooms, both with access to outside and served by a contemporary family bathroom.
- Completing this floor is a cinema room, a gym with shower room and a play room, together with a utility room and storage cupboards.

- The house is approached via a sliding close-boarded gate which opens to the paved driveway with turntable for cars. The integral garage has a door to the main living accommodation and stairs to the lower level.
- The south facing landscaped garden features an artificial grass area, graveled beds and paved terraces including the raised terrace off the living area which provides an excellent area for al fresco entertaining. There is a koi carp pool set within the terrace and steps lead to the courtyard areas by the bedrooms. The whole garden is enclosed, in part by vertical close-boarded fencing.

Directions

From our office on Sevenoaks High Street proceed in a northerly direction. At the traffic lights, go straight across the crossroads onto Dartford Road. Continue to follow the road, passing the Vine Cricket ground on your right. Continue on until just after the turning to Mount Harry Road, turn left onto Bradbourne Road before following it round to St Johns Road. The White House No 68a can then be found set back between 68 and 70 St Johns Road on the right hand side, just before St Georges Road on the left.

Tenure

Freehold

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = B

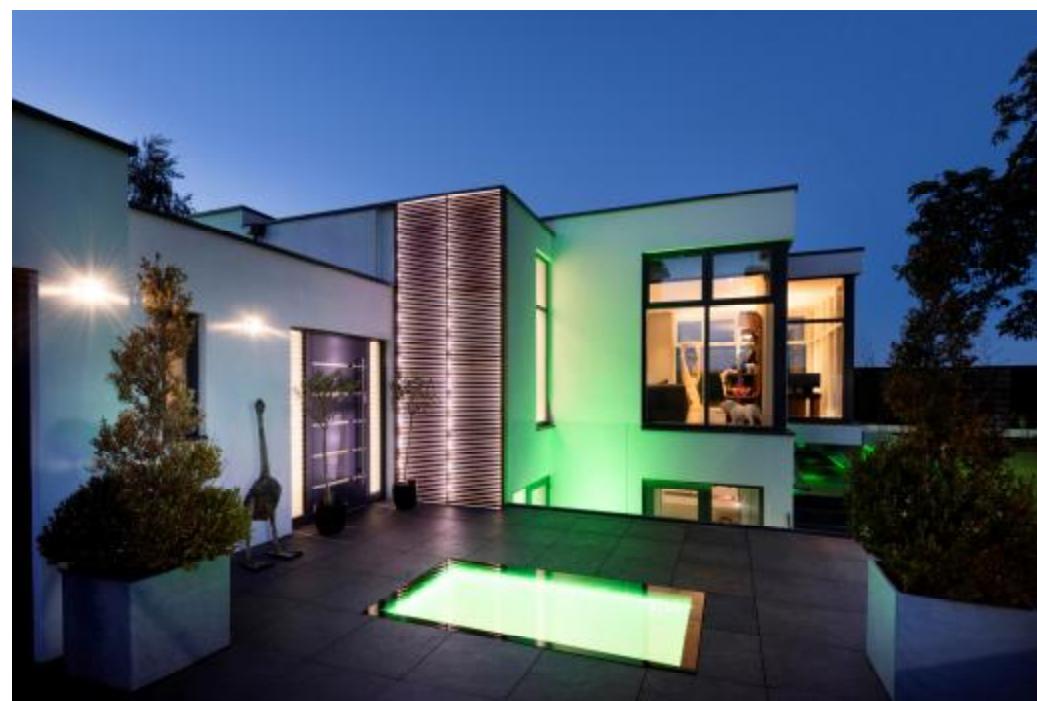
Viewing

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

Telephone:

+44 (0) 1732 789 700.





The White House 68a, St. Johns Road, Sevenoaks, Kent, TN13 3NA



savills.co.uk

David Johnston
Sevenoaks
+44 (0) 1732 789 700
djohnston@savills.com

Approximate Area = 285.3 sq m / 3071 sq ft (Excluding Void)

Garage = 35.4 sq m / 381 sq ft

Total = 320.7 sq m / 3452 sq ft (Excluding Courtyard and Terrace)

For identification only. Not to scale.

© Fourwalls Group



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(86-100)	A		
(81-85)	B		
(69-80)	C		
(56-68)	D		
(50-55)	E		
(21-50)	F		
(0-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	89
EU Directive 2002/91/EC			

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 256067

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: Should you be referred to SPF Private Clients to arrange your mortgage, Savills will receive a referral fee. In 2018 the average referral fee that was received was £1,369. Should you be referred to Prime Purchase, we will receive £1000 of the initial registration charge and a further percentage of the fee charged at Exchange, which on average, amounted to £3,542 in 2018. 20200619ALBU

