



WYCHWOOD
SEVENOAKS, KENT





WYCHWOOD

16 VINE COURT ROAD, SEVENOAKS, KENT, TN13 3UY

A handsome Edwardian family home with elegant accommodation, set in this popular location, just over half a mile from the station and town

Vestibule, Entrance Hall, Drawing Room, Dining Room, Sitting Room, Studio with W.C., Kitchen/Breakfast Room, Utility Room, Cloakroom

Cellar with Wine Store

Master Bedroom with Dressing Room, Six further Bedrooms (2 En Suite), Family Bathroom, Additional W.C., Linen Closet, Attic Store

Established Gardens

EPC = D



Savills Sevenoaks
74 High Street, Sevenoaks,
Kent TN13 1JR
01732 789700
sevenoaks@savills.com
savills.co.uk





Description

Wychwood is a handsome Edwardian family home with classic period features, located on a popular road ideal for the station and town, both just over half a mile away. The elegant and well-presented accommodation is arranged over three floors and provides versatile living. Features include high ceilings, attractive fireplaces, deep skirting boards, picture rails, coving, dado rails, some coloured glass and exposed wooden floors. Also of note are the established gardens and ample off road parking to the front.

- The principal reception rooms together with the generous entrance hall provide ideal areas for formal entertaining. The drawing room is double aspect with a square bay window to front and there are bi-folding doors linking to the triple aspect dining room. Both these rooms have attractive open fireplaces.
- The sitting room is double aspect and features a fireplace with chequered tiled hearth. This room is currently being used as a study.
- Adjoining the drawing room is a useful studio room, which has an outlook to the rear together with a W.C and sink area.
- The charming kitchen/breakfast room has an outlook to the side and rear together with a fireplace with wood burning stove. There is a range of fitted wall and base units and a wonderful dresser. Appliances include a Neff oven and microwave, electric hob with extractor fan and space for a fridge freezer. Corian work surfaces incorporate a sink with mixer taps. The adjoining utility room has additional storage cupboards, work surfaces incorporating a double sink and space for appliances, together with direct access to outside.
- Completing this floor is a cloakroom with encaustic tiled flooring.
- The cellar comprises three store rooms, one of which has a number of wine bins.
- Stairs rise to the generous first floor landing with stairs to the second floor and an attractive feature window with window seat.
- The master bedroom has a wonderful outlook to the front, a basin and attractive fireplace together with an adjoining dressing room.
- There are three further double bedrooms on this floor. Two have basins, one has a fitted wardrobe and all have fireplaces.
- The family bathroom features a roll top claw and ball foot bath with drench head shower over, W.C. and basin. There is an additional adjoining W.C with basin.
- The second floor landing has a roof light, access to the attic store and a spacious linen closet. There are three bedrooms on this floor, two of which have en suite shower or bathrooms.
- The house is approached over a gravel drive which provides parking for a number of cars. There is established mixed hedging and trees to the perimeter, under planted with spring bulbs. The level rear garden is principally laid to lawn with well stocked borders with a variety of plants and shrubs. There is a paved terrace providing a generous area for al fresco entertaining. Planting includes silver birches, an ancient yew tree, espaliered fruit trees, climbing roses, clematis and wisteria.



Situation

- Wychwood, 16 Vine Court Road is located in a prime central Sevenoaks position in the Vine conservation area, and also listed on the Sevenoaks buildings of historic and architectural importance to the town. It is within 0.6 miles of the station and High Street, offering a multitude of shops, supermarkets, public houses and restaurants.
- **Comprehensive Shopping:** Sevenoaks (0.6 miles), Tunbridge Wells and Bluewater Shopping Centre.
- **Mainline Rail Services:** Sevenoaks (0.7 miles) to Cannon Street/Charing Cross/London Bridge.
- **Primary Schools:** Various in Sevenoaks including St John's CEP, St Thomas' RCP, Sevenoaks, and Lady Boswell's CEP Schools.
- **Secondary Schools:** Judd Boys' Grammar, Weald of Kent and Tonbridge Girls' Grammars in Tonbridge. Tunbridge Wells Girls' Grammar, Skinners and Tunbridge Wells Boys Grammars in Tunbridge Wells. Weald of Kent Girls' Grammar, Trinity and Knole Academy co-educational schools in Sevenoaks.
- **Private Schools:** Sevenoaks, Sackville, Tonbridge and Walthamstow Hall Secondary Schools. The Granville, Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. The Somerhill Preparatory Schools, Hilden Grange and Hilden Oaks in Tonbridge. Fosse Bank in Hildenborough.
- **Leisure 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, Hockey, Football and Rugby in the Vine area of Sevenoaks.
- **Communications:** The M25 can be accessed at the Chevening interchange which is about 2 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

Directions

From our offices proceed down the High Street in a northerly direction and cross straight over the traffic lights. Immediately after passing The Vine cricket ground on the right hand side take the next road on your right, and bear left on Vine Court Road. Go straight over the crossroads with Avenue Road and Wychwood is the second house on your right.

Services All mains services connected. Gas fired central heating via radiators.

Outgoings Sevenoaks District Council – 01732 227000. Tax band 'G'. Charge for 2019/2020 £3,172.95.

Viewing

Strictly by appointment with Savills on 01732 789700.

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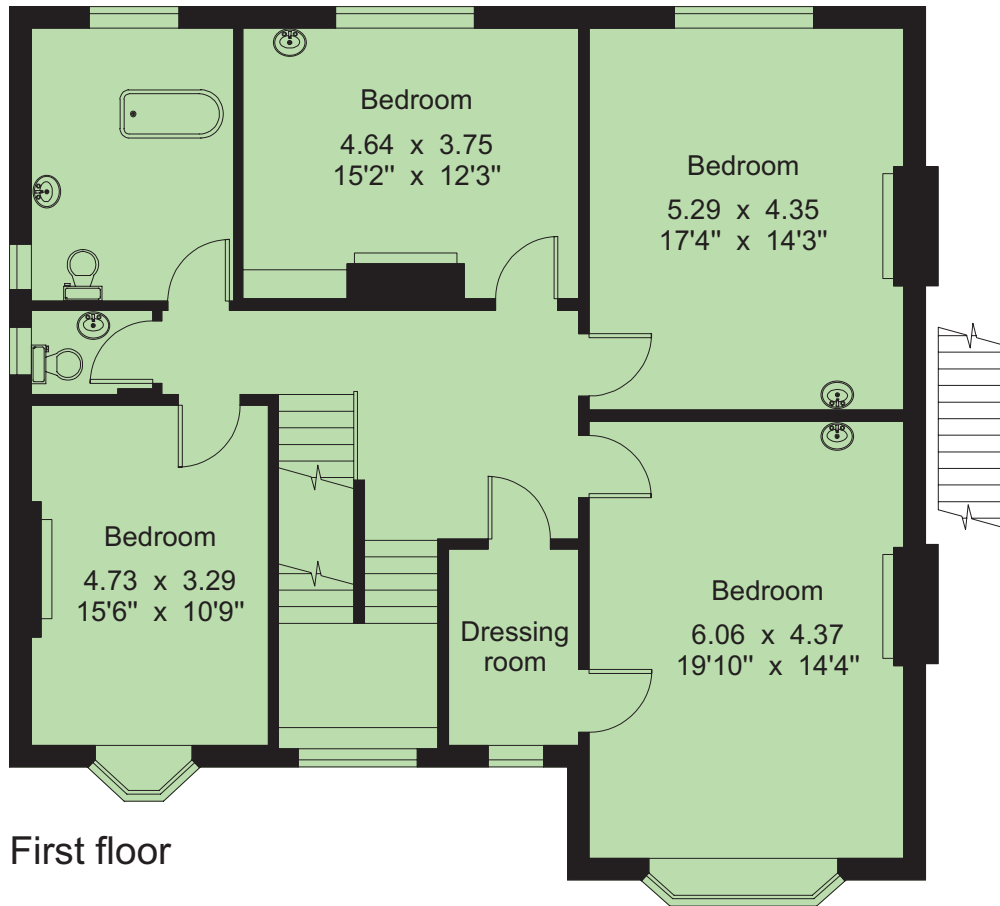


Wychwood, 16 Vine Court Road, Sevenoaks

Gross internal area (approx.)

House - 391.7 sq m (4216 sq ft)





First floor

----- Restricted height



Second floor

