



**NEWLY FINISHED TOWNHOUSE TO A HIGH SPECIFICATION, IDEALLY LOCATED
WITHIN 0.3 MILES OF DUNTON GREEN**

29 YEW TREE ROAD

DUNTON GREEN, SEVENOAKS, KENT, TN14 5GE

Guide Price £650,000 - Freehold



NEWLY FINISHED TOWNHOUSE TO A HIGH SPECIFICATION, IDEALLY LOCATED WITHIN 0.3 MILES OF DUNTON GREEN

29 YEW TREE ROAD, DUNTON GREEN,
SEVENOAKS, KENT, TN14 5GE

Entrance Hall • Sitting Room with a Balcony
• Kitchen/Dining Room • Cloakroom • Master
Bedroom with En Suite • Three Further Bedrooms
(One with a Juliet Balcony) • Family Bathroom
• Shower Room • Landscaped Garden • Integral
Garage/Utility and One Parking Space • Communal
Grounds and Gym

Situation

29 Yew Tree Road is situated in a convenient position within 0.3 miles of Dunton Green station. Dunton Green and Riverhead villages both provide local shopping and amenities. Sevenoaks town centre is within 2.3 miles.

- Local Shopping: There is a public footpath to Tesco superstore in Riverhead (0.7 miles).
- Comprehensive Shopping: Sevenoaks (2.3 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Dunton Green (0.3 miles) to Charing Cross.
- Primary Schools: Chevening, Knockholt, Dunton Green, Otford and Riverhead.
- Secondary Schools: Knole Academy and Trinity in Sevenoaks. Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammar. Skinners, Bennett Memorial and Tunbridge Wells Boys and Girls Grammar Schools.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- Leisure Facilities: Wildernesse and Knole Golf clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenbrough. Sevenoaks Sports and Leisure Centre. Cricket, Hockey, Football and Rugby in the Vine area of Sevenoaks. London Golf Club in West Kingsdown.
- Motorway Links: Junction 5 of the M25 provides access to the motorway network, Gatwick and Heathrow Airports.



Description

29 Yew Tree Road is a newly built mid-terrace townhouse, forming part of the attractive Ryewood development and ideally situated within 0.3 miles of Dunton Green station. Built by the renowned Berkeley Group, the property has been finished to a high specification throughout with light and well proportioned accommodation arranged over three floors. The property benefits from the remainder of a 10 year NHBC warranty, integral garage, driveway and landscaped garden. In addition the residents of Ryewood enjoy use of the children's playgrounds, communal gardens and gym.

- The entrance hall has stairs rising to the first floor, and provides access to the cloakroom and integral garage with a utility area.
- The superbly proportioned kitchen/dining room is fitted with a comprehensive range of wall and base cupboards. Corian work surfaces incorporate a 1½ bowl sink. Integral Siemens appliances include a gas hob, two ovens, wine fridge, fridge/freezer and dishwasher. Double doors in the dining area lead out to the rear garden. There are also integral ceiling speakers.
- The sitting room is arranged over the first floor and is ideal for both entertaining and family living. Also of benefit are the integral ceiling speakers and double doors opening to the balcony, which enjoys an outlook over the rear garden.
- Also on the first floor is the family bathroom and one double bedroom with fitted wardrobes and a Juliet balcony.
- The master bedroom is located on the second floor with fitted wardrobes and an en suite shower room.
- Two further bedrooms and a contemporary shower room complete the accommodation.
- To the front of the property is one parking space, which leads to the integral garage with an electric up and over door.
- The delightful landscaped rear garden is fully enclosed and enjoys a paved terrace with an adjoining area of level lawn. Rear access gate.

Services

Gas fired central heating. All mains services connected.

Outgoings

Sevenoaks District Council – 01732 227000. Tax band to be confirmed. Maintenance charges to be confirmed.

29 Yew Tree Road, Dunton Green

Gross Internal Area (approx)

House = 142.2 sq m / 1531 sq ft

Garage = 16.4 sq m / 177 sq ft

For identification only. Not to scale.

© Floorplanz Ltd



Important notice: Savills, their 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. 20170117HTFR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient (low energy rating)		
A (82+)		
B (69-81)		
C (55-68)		
D (40-54)		
E (29-39)		
F (15-28)		
G (1-14)		
Not a standard rating (e.g. for flats)		
England, Scotland & Wales	85	86
EU Directive 2002/91/EC		



Viewing

Strictly by appointment with Savills.

Directions

From Sevenoaks High Street head North on the A225 and at the traffic lights turn left onto Pembroke Road. At the next set of traffic lights proceed down the hill past Sevenoaks train station into Riverhead village for about 1.2 miles. Turn right at the roundabout and continue forward at the second roundabout. Continue straight over the roundabout with Tesco on the left hand side and at the mini roundabout take a right turn into Station Road. Continue under the Railway bridge and turn right into the Ryewood development. On entering the development, follow the road to the right onto Eden Road and then turn left, staying on Eden Road. Take the first right onto Woodland Road and turn right onto Yew Tree Road. Turn left and number 29 can be found shortly on the left hand side.

Sevenoaks

Oliver Hodges
ohodges@savills.com
 +44 (0) 1732 789 700

savills.co.uk