



Impressive Grade II listed property set within a prime Sevenoaks location, approx. 0.4 miles from the station.

15 The Drive, Sevenoaks, Kent, TN13 3AB

£1,700,000 Freehold





- Character family home • Grade II listed
- Off road parking and double garage
- Delightful landscaped gardens
- Sevenoaks station approx. 0.4 miles
- Sevenoaks town approx. 0.2 miles
- Far reaching views toward the North Downs

Local Information

15 The Drive is set on a sought after residential road in central Sevenoaks, well served with the station (0.4 miles) and town (0.2 miles), offering a multitude of shops, supermarkets, pubs and restaurants.

• Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.

• Mainline Rail Services: Sevenoaks (0.4 miles) to London/Bridge/Charing Cross/Cannon Street.

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

• Secondary Schools: Trinity, Weald of Kent Grammar and Knole Academy Schools in Sevenoaks. Judd Boys Grammar in Tonbridge, Skinners Boys School in Tunbridge Wells, Tonbridge Girls Grammar and Weald of Kent Girls Grammar School. Hillview School For Girls, Hugh Christie Technology College and Hayesbrook School For Boys.

• Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, The Granville, Solefields and New Beacon Preparatory Schools. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

• Sporting Facilities: Golf clubs in Sevenoaks include Wildernessee and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks.

• All distance are approximate.

About this property

15 The Drive is a distinctive Grade II listed family home dating from 1909 with impressive Art and Crafts influences and period features. The property was built by Charles W Bowles for a local artist Mary Heathcote Batchelor and further historical information can be found on the listing which is available on request. Features include attractive fireplaces, high ceilings, exposed timbers, paneling, marble tiled flooring, mullion lead light windows (many windows are double glazed) and an impressive Ash staircase. The house has wonderful gardens with a southerly aspect to the rear, together with off street parking and a double garage.

• The principal reception rooms together with the entrance hall provide elegant areas for formal entertaining. These comprise a double aspect dining room and drawing room featuring a painting of Knole House by Mary Batchelor and window seats to either side of the French doors to the garden.



- Providing an informal living area is the kitchen/breakfast/family room which features a bespoke range of oak kitchen cupboards and an island unit with appliances including a gas fired Aga. The family area has an attractive outlook over the rear garden and doors to the terrace.

- The first floor comprises four bedrooms all of which are double aspect and one has a shower and basin. There is a bathroom and separate W.C completing this floor.

- The second floor comprises a superb double aspect room with far reaching views towards the North Downs. This room was the artist's studio and could be used as a bedroom or games room. There is a further bedroom and bathroom completing this floor.

- To the front is a charming lychgate with steps leading to the oak front door. The front garden has established hedging together with a knot garden. To one side is the drive which leads to the parking at the rear of the property and the large detached double garage.

- The rear part walled garden features ironstone and flint terraces, brick paths which lead around the garden, topiary and box balls, an area of level lawn flanked by stone walls and well stocked flower beds and specimen trees.

Directions

From Sevenoaks High Street proceed north on the along the High Street and continue through a set of traffic lights. Turn left just after the pedestrian crossing into The Drive and number 15 can be found on the left hand side.

Tenure

Freehold

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = Exempt

Viewing

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

Telephone:

+44 (0) 1732 789 700.





15 The Drive, Sevenoaks, Kent, TN13 3AB
Gross Internal Area 2897 sq ft, 269.1 m²

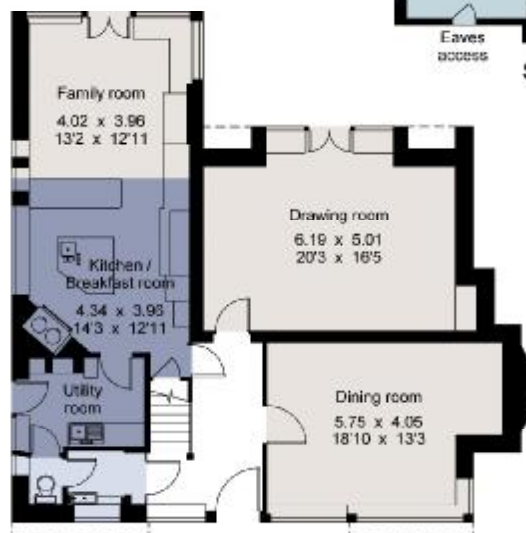


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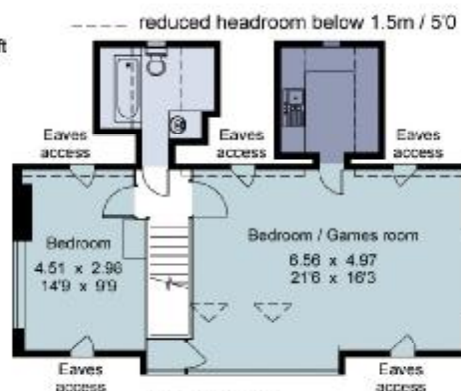
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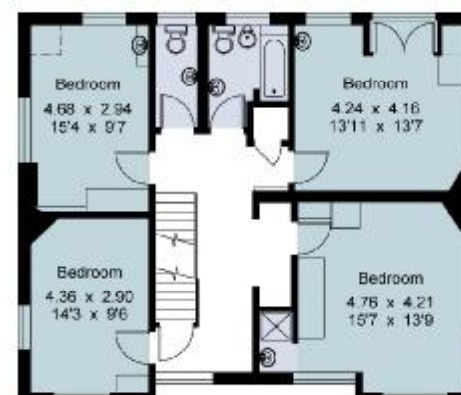
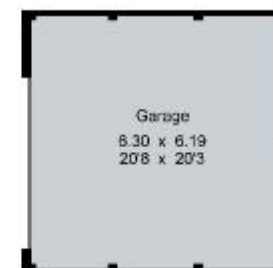
15 The Drive, Sevenoaks
Gross internal area (approx) 268.2 sq m/ 2897 sq ft
Garage 39.2 sq m/ 421 sq ft
Total 308.4 sq m/ 3319 sq ft



Ground floor



Second floor



First floor

For identification only - Not to scale
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