



## STYLISHLY PRESENTED FAMILY HOUSE WITH PLANNING TO EXTEND OR REPLACE

66 BRATTLE WOOD,  
SEVENOAKS, KENT TN131QU

**Guide Price £1,195,000, Freehold**

savills



## SET WITHIN ESTABLISHED GARDENS ON THE POPULAR SOUTH SIDE OF TOWN

- Stylishly presented family home
- Sevenoaks station 1.9 miles
- Planning to extend or rebuild
- Popular south side of town
- Well proportioned accommodation
- 5 Bedrooms • 2 Bathrooms • 3 Receptions
- Established gardens
- EPC Rating = E
- Council Tax = F

### Description

66 Brattle Wood is a stylishly presented family home with well proportioned accommodation arranged over two floors. The house has been updated by the present owners and also benefits from planning to extend or rebuild a dwelling up to 5,077sq ft. Features include a wood burning stove in the sitting room, wooden flooring, picture windows, column radiators and part glazed internal doors. The established gardens are west facing to the rear, provide a high degree of privacy and include a secluded wooded area. They amount, in total, to about 0.4 of an acre.

- The principal reception rooms provide excellent areas for both formal and family entertaining. The sitting room has an outlook to the front, a wood burning stove and an attractive bespoke shelving unit. The study has an outlook to the front and the family room is a spacious room with direct access to the rear garden.
- The kitchen/dining room is a striking room with a part vaulted ceiling within the dining area which also has roof lights and direct access to the rear decking. The kitchen is fitted with a comprehensive range of wall and base units with work surfaces incorporating a 1½ bowl sink. Integrated appliances include an eye level microwave, Neff electric five ring hob with warming drawer and extractor fan over, and there is space for an American style fridge/freezer and dishwasher.
- There is an adjoining utility/shower room with space for appliances and glazed doors provide direct access to the rear. There is also a useful store room with access to the garage.
- Stairs with a glass side screens rise to the spacious first floor landing which has an outlook to the side.
- The double aspect master bedroom is fitted with a bank of wardrobes with bespoke wooden handles, a recessed bookshelf and a modern en suite shower room.
- There are four further bedrooms, two benefit from an outlook over the gardens and two have an outlook to the front, together with fitted wardrobes and an airing cupboard.
- A well appointed family bathroom comprises a bath, separate shower cubicle, wash basin, W.C and heated towel rail.
- To the front of the property is an area of lawn with shrub borders and a carriage driveway providing parking and leads to the single attached garage.



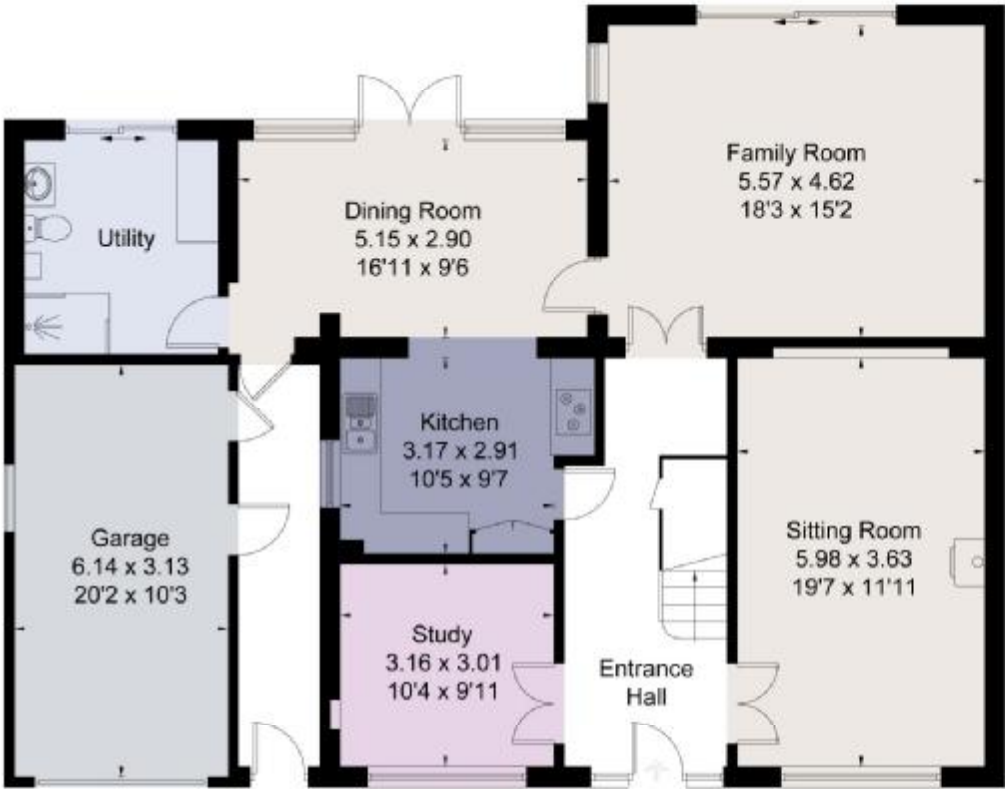






Existing layout

Approximate Area = 206.8 sq m / 2226 sq ft  
Garage = 19.2 sq m / 207 sq ft  
Total = 226 sq m / 2433 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)  
For identification only. Not to scale.  
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Ground Floor



First Floor

The well stocked west facing rear gardens are a delightful feature of the property and provide an attractive backdrop. There is a decked area by the house, providing an ideal place for al fresco entertaining. To either side of the house are gates providing access to the front, together with a log store. The terraced lawns are flanked on both sides by well stocked borders and linked by brick steps. To the rear of the plot is an established wooded area with a clearing for a firepit. The deciduous and evergreen trees are underplanted with bluebells, and offer a high degree of privacy. Within the garden is a timber shed.

**18/01281/HOUSE** | Demolition of single storey side extension to incorporate the remodelling of the dwelling by raising the roof ridge height to enable the conversion of loft space into habitable, erection of double storey side/front extension, part single and part two storey first floor extension to rear. Alterations to fenestration. Construction of terrace to the rear. | 66 Brattle Wood Sevenoaks KENT TN13 1QU  
**19/01412/FUL** | Replacement dwelling with erection of boundary fence and gate, shed, garden walls, sunken seating area, slide, decking and landscaping. | 66 Brattle Wood Sevenoaks KENT TN13 1QU

**Directions**  
From Sevenoaks town centre proceed in a southerly direction passing Sevenoaks School and take the second right hand turn into Weald Road. Turn left into Garth Road, and first right into Brattlewood. The entrance to number 66 Brattlewood will be found on the right.  
**Outgoings** Sevenoaks District Council – 01732 227000  
Tax band 'F' – Rates for 2019/2020 - £2,749.89.  
**Services** Recently installed Megafl gas fired boiler and central heating via radiators. All mains services connected.

## Proposed extension

Approximate Floor Area = 419.2 sq m / 4512 sq ft (Excluding Void)

Garage = 21.9 sq m / 236 sq ft

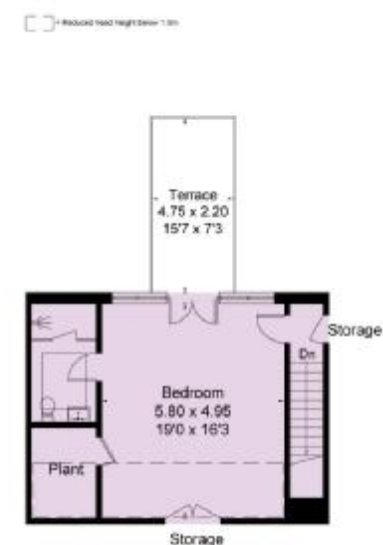
Total = 441.1 sq m / 4748 sq ft



Ground Floor



First Floor



Second Floor

## Proposed new build

### New Build Planning Proposal

Approximate Floor Area = 429.3 sq m / 4621 sq ft (Excluding Void)

Garage = 19.4 sq m / 209 sq ft

Total = 448.7 sq m / 4830 sq ft



Ground Floor



First Floor



Second Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient (best rating)	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Below average	E		
Needs improvement	F		
Very energy inefficient (worst rating)	G		
The energy efficiency rating is based on the energy performance of the building.		53	76
England, Scotland & Wales			