



Well-presented family home of character situated in the centre of this popular hamlet.

**St. Margarets Old School, Underriver, Sevenoaks, Kent, TN15 0SB**

£1,165,000 Freehold





- Well-presented family home • Popular location
- Established gardens • Off road parking
- Sevenoaks station approx. 4.6 miles

#### Local Information

- Local & Comprehensive Shopping: Sevenoaks (4.1 miles) and Bluewater (21 miles).
- Mainline Rail Services: Sevenoaks (4.6 miles) to London Bridge/Cannon Street/Charing Cross.
- Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.
- Secondary Schools: Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & 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 distances are approximate.

#### About this property

St. Margarets Old School is a delightful family home occupying a central position in the popular hamlet of Underriver. The property dates from 1897, combining period features with modern embellishments to provide versatile accommodation arranged over two floors. Salient points include a stylish kitchen and bathroom suites, casement windows, vaulted ceilings, skylights, some exposed floor and wall timbers and a spiral staircase. Also of note are the delightful front and rear gardens.

- The double aspect drawing room has a feature fireplace and doors to the rear terrace, creating an ideal space for both family living and formal entertaining. A spiral staircase leads to the galleried study.
- The reception hall features a wood burning stove and doors to the drawing room.
- The stylish kitchen/breakfast room is equipped with a range of wall and base units, space for appliances and a range style cooker. There is also a central island unit with storage cupboards under and an adjoining utility room with a sink and further storage.
- A double aspect sitting room and a family bathroom complete the ground floor.
- The first floor comprises four bedrooms, two with built-in cupboards and one with built-in wardrobes, and a well-appointed family bathroom with separate shower and corner bath.

- To the front is a large driveway providing ample off road parking bordered by lawn. A pedestrian gate leads to the rear garden which is predominantly laid to lawn with a paved terrace area and is enclosed by stocked flowerbeds with some deciduous trees. A mixture of hedging and close boarded fencing to the perimeter provides privacy.









St. Margarets Old School, Underriver, Sevenoaks, Kent, TN15 0SB  
Gross Internal Area 2,625 sq ft, 243.9 m²

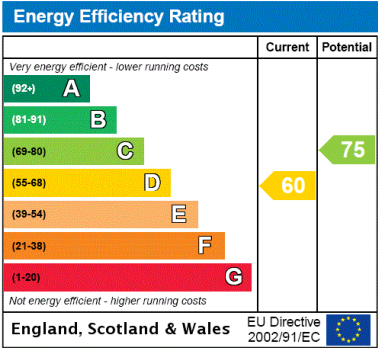
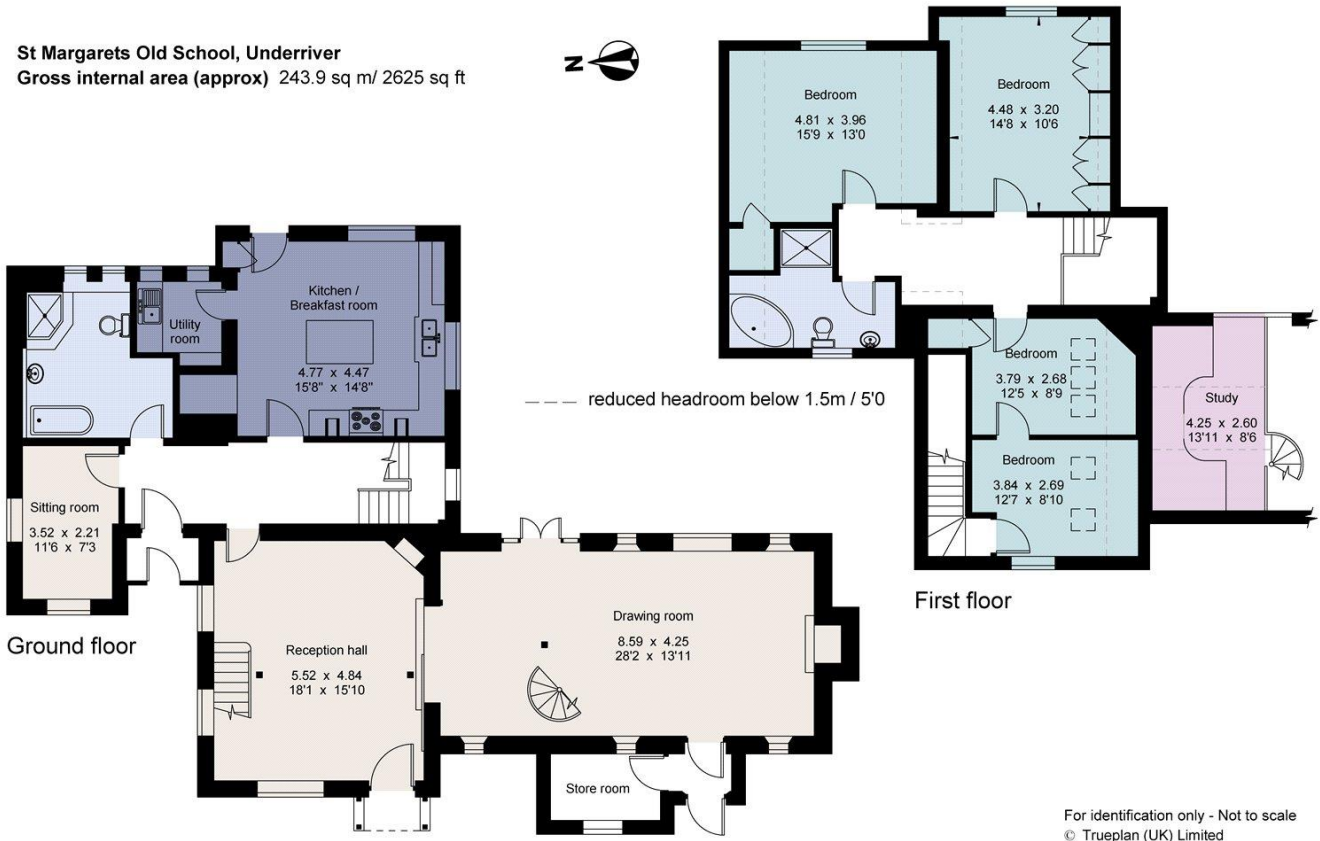
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Local Authority  
Sevenoaks District Council.

Viewing  
All viewings will be accompanied and are strictly by prior appointment via the Sevenoaks Office.

Directions  
From Sevenoaks head in a southerly direction down Riverhill and continue onto London Rd/B245. After approximately 0.5 miles turn left onto Bank Lane. At the end of the road turn left as the triangle to Carter's Hill. St. Margarets Old School can be found on the right after the church.



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