



AN ATTRACTIVE VICTORIAN SEMI-DETACHED PROPERTY COMPLETELY REMODELLED AND REFURBISHED (TO NEW BUILD STANDARD)

19 QUAKERS HALL LANE
SEVENOAKS, KENT, TN13

Guide Price £825,000, Freehold



PROVIDING SPACIOUS AND MODERN LIVING, SITUATED IN AN IDEAL POSITION IN TOWN

Ideal location for town • 1 mile to Sevenoaks station • 0.1 miles to St John's CEP • Interior finished to new build standard • Light & spacious • South facing rear garden, terrace & home office • Off road parking • Attractive rooftop views • Potential for an additional nursery/study

3 Bedrooms • 2 Bathrooms • 2 Receptions

- EPC Rating = TBC
- Council Tax = E

Situation

19 Quakers Hall Lane is set in a sought-after Sevenoaks location, well served with St John's CEP School (0.1 miles), the station (1 mile) & High Street (0.7 miles), benefitting from a multitude of shops, supermarkets, pubs & restaurants.

- Comprehensive Shopping: Sevenoaks (1 mile), Tunbridge Wells & Bluewater.
- Mainline Rail Services: Sevenoaks (1 mile) to London Charing Cross/Cannon Street.
- Primary Schools: St John's CEP (0.1 miles), St Thomas' RCP, Sevenoaks, & Lady Boswell's CEP Schools.
- Grammar/State Schools: Knole Academy, Weald of Kent Grammar & Trinity Secondary Schools in Sevenoaks (1 mile). Several in Tonbridge & Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge & Walthamstow Hall Secondary Schools. Sevenoaks, The Granville, Walthamstow Hall, Solefields & New Beacon Preps. St Michael's & Russell House Preps in Otford. Radnor House in Sundridge.
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse & Knole. Nizels Golf club in Hildenborough, with a private health/fitness centre. Sevenoaks sports & leisure centre. Cricket, football, rugby & hockey in the Vine area of Sevenoaks.
- Communications: The M25 can be accessed at the Chevening interchange linking to other motorway networks & Gatwick & Heathrow Airports.

Please note, all distances are approximate.

Description

Originally dating from the Victorian era, Number 19 has been extended, completely remodelled and refurbished to a high specification, yet sympathetically retaining the history and charm of the original property. It benefits from a rear south facing terrace and garden, which is predominantly laid to lawn. Also of note is the heated and insulated outbuilding which sits at the end of the garden, offering space for a home office or playroom.

- Features include a new slate roof, new multi-pane sash windows throughout and underfloor heating to all ground floor living areas.
- The front door opens to a hallway providing access to all downstairs living areas and featuring attractive tiled floors and radiator covers.



- The capacious sitting room features a square bay window to the front, providing the room with a light and open feel. A fireplace with wooden surround and tiled hearth, offers space for a log burner or open fire.
- The spacious and versatile kitchen/dining/family room benefits from being split-level with a large, rooflight and south-facing double glass doors leading to the garden, creating a wonderful space for both living and entertaining. The kitchen area has a range of wooden wall and base units with granite worktops incorporating a 1½ ceramic sink, and a Rangemaster oven with extractor over. Integral appliances include a fridge-freezer and dishwasher.
- A utilities cupboard with space for appliances, and a cloakroom complete the ground floor accommodation.
- The spacious first floor landing offers a large open space with an outlook to the front which could be used as a study area. Alternatively, there is an opportunity for this area to be altered to form a fourth bedroom/nursery, or a more private study.
- The first floor has two double bedrooms with either an outlook to the front or rear. Both bedrooms are generously sized and benefit from a large amount of light.
- The large family bathroom is well-appointed with roll top claw and ball bath with shower attachment, separate double shower cubicle with drench head and decorative tiling, pedestal wash basin and W.C. There is also an airing cupboard.
- The second floor comprises an impressive part vaulted master bedroom with attractive rooftop views over the rear garden and beyond. There are also two skylights to the front and access to eaves storage.
- The well-appointed en suite bathroom comprises a drench head double shower with decorative tiling, heated towel rail, vanity unit, and W.C.
- To the front of the property is a gravel parking area and direct pedestrian access to the rear terrace and garden.
- The rear south facing terrace and garden are split level, with floodlighting set within raised shrub beds, creating an atmospheric area for outside entertaining and al fresco dining. Mixed evergreen hedging to the borders. A flint path runs down one side of the lawn, leading to the attractive outbuilding with heating, power and light connected, which would serve well as a home office, snug or playroom. There is also space for a garden shed or store to one side

Tenure

Freehold

Services

All mains services connected. Gas fired central heating. Under floor heating to the majority of the ground floor.

Outgoings

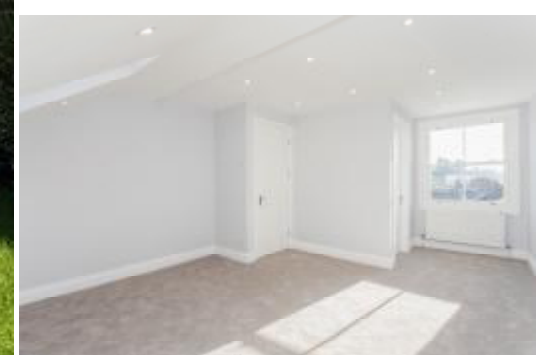
Sevenoaks District Council. Tax Band – E. Rates for 2018/19 - £2,207.44

Directions

From our Sevenoaks office proceed down the High Street in a northerly direction and continue straight over the cross roads. Shortly after, bear left at the fork and continue down Dartford Road with The Vine Cricket Ground to the right. After passing a parade of shops, continue down the hill, Quakers Hall Lane is the next road on the right and number 19 can be found on the right hand side.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

- House
- Home Office

For identification only. Not to scale.

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Approximate IPMS2 Floor Area = 135.9 sq m / 1463 sq ft

Limited Use Area = 13.7 sq m / 147 sq ft

Home Office = 7.5 sq m / 80 sq ft

Total = 157.1 sq m / 1691 sq ft



Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location/ Orientation)

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