



An impressive & beautifully presented family home of character, located on the sought-after south side, ideally situated for town & schools.

91 Weald Road, Sevenoaks, Kent, TN13 1QJ

Guide Price £1,600,000 Freehold

savills



- Characterful family home
- Well-proportioned & beautifully presented throughout
- Sought-after south side of town
- Knole Park approx. 0.6 miles by footpath
- Sevenoaks School approx. 0.8 miles by footpath
- Wonderful gardens & woodland
- Station approx. 2 miles
- Town approx. 1.2 miles

About this property

91 Weald Road is a most impressive and beautifully presented family home, built in 1934 with a later extension and located on the sought-after south side of Sevenoaks. This light, versatile and well-proportioned property offers a subtle mix of character feel and contemporary styling, creating a superb family home, ideal for modern day living. Salient points include a Shaker-style kitchen, stylish bathroom suites, wood flooring, recessed lighting, a south-east facing rear garden, garage and ample off-road parking. Also of particular note is the property's excellent proximity to schools, High Street, Knole Park and Sevenoaks Common.

• The well-proportioned sitting room benefits from lovely views and access to the rear garden and the dining room features an open fireplace with an attractive polished stone surround and built-in bookcases and cupboards, providing an ideal area for formal entertaining.

• The impressive, double aspect kitchen/breakfast/family room is a superb space, ideal for modern family living. The kitchen has two sets of doors providing access to the rear terrace and is fitted with a comprehensive range of Shaker-style wall and base cupboards, granite island unit and integral appliances.

• A utility room provides further storage, space for appliances and access to outside.

• A cloak room completes the ground floor.

• Arranged over the first floor is the principal suite, comprising a spacious, double aspect bedroom with fitted storage, served by a dressing room and a well-appointed en suite shower room.

• There are four further bedrooms, one served by a stylish en suite shower room and two benefitting from fitted storage.

• A modern family bathroom completes the accommodation.

• To the front, the house is approached via a paved and shingle driveway, providing ample parking and leading to the attached garage. The front elevations are adorned with climbing roses and honeysuckle and a shaped bed to the perimeter planted with a variety of mature herbaceous shrubs.



- The rear garden is a real feature and creates a wonderful backdrop to the property, with a paved terrace, inset with a large pond with aquatic planting, providing an ideal area for al fresco entertaining. The south-east facing garden is mainly laid to lawn with a majestic oak tree sitting centrally in the plot. There are deep borders planted with a wide variety colourful perennials, established herbaceous shrubs and specimen trees and to the rear of the garden, there is a section of deciduous woodland, perfect for a children's play area. In total, the plot amounts to about 0.4 of an acre.

Local Information

- Comprehensive Shopping: Sevenoaks (1.2 miles) Tonbridge (6.2 miles) and Bluewater (20.7 miles).

- Mainline Rail Services: Sevenoaks mainline station (2.0 miles) to London Road/Cannon Street/Charing Cross/Waterloo.

- Primary Schools: Various in Sevenoaks, Seal, Sundridge and Otford.

- Secondary Schools: Weald of Kent Girls Grammar, Knole Academy and Trinity Schools in Sevenoaks. Weald of Kent and Tonbridge Girls Grammars and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.

- Private Schools: Sevenoaks, Tonbridge, Walthamstow Hall and Sackville Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall, the Granville and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. Fosse Bank in Hildenborough. The Schools at Somerhill, Hilden Oaks and Hilden Grange in Tonbridge.

- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesne and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, football, hockey and rugby in the Vine area of Sevenoaks.

- All distances are approximate.

Tenure

Freehold

Local Authority

Sevenoaks Council

Council Tax

Band = G

Energy Performance

EPC Rating = C

Directions

From Sevenoaks town centre proceed in a southerly direction passing Sevenoaks School and take the second right hand turn into Weald Road. Continue approx. 0.7miles and No 91 will be found on the left hand side.

Viewings

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



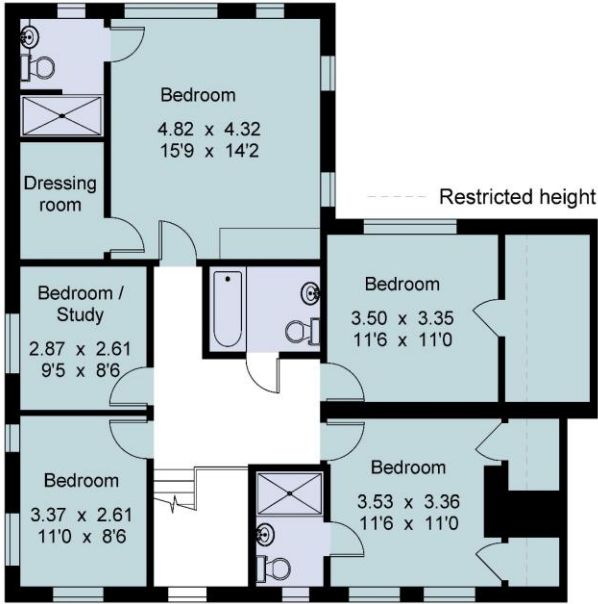
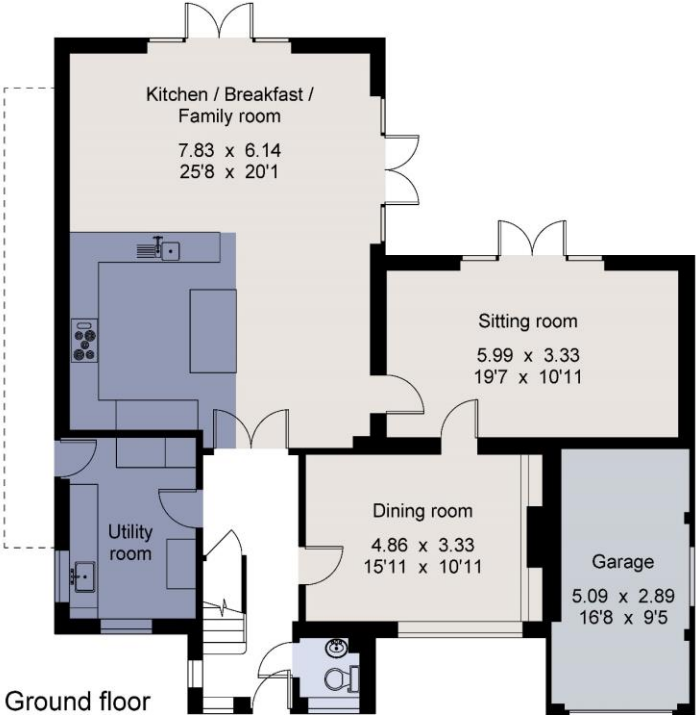


91 Weald Road, Sevenoaks, Kent, TN13 1QJ
Gross Internal Area 2361 sq ft, 219.3 m²

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91 Weald Road, Sevenoaks
Gross internal area (approx) 219.4 sq m/ 2361 sq ft
Garage 14.0 sq m/ 150 sq ft
Total 233.4 sq m/ 2511 sq ft



For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	81
EU Directive 2002/91/EC		

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