



An attractive four bedroom link-detached townhouse with a south facing garden, conveniently located for the station.

19 Yew Tree Road, Dunton Green, Sevenoaks, Kent, TN14 5GE

Guide Price £825,000 Freehold



- Stylish family home
- 4 bedrooms & study
- South facing rear garden
- Off road parking & garage
- Dunton Green station approx. 0.5 miles
- Sevenoaks station approx. 1.6 miles

About this property

19 Yew Tree Road is an attractive link detached townhouse arranged over three floors. The property is located within the popular Ryewood development, which is ideally situated approx. 0.5 miles from Dunton Green station via a footpath. The stylish accommodation benefits from a modern open plan kitchen/dining room with bi-fold doors opening onto the south facing garden. The spacious master bedroom benefits from an en suite bathroom and a bank of built-in wardrobes. There are three further bedrooms and a separate study providing an ideal space for home working. Also of note is the garage and off-street parking. Additionally, the residents of Ryewood enjoy the use of the children's playgrounds, communal gardens and a gym.

• The front door opens to the generous entrance hall with a built-in coats cupboard. The contemporary kitchen is fitted with a range of wall and base units and provides integral appliances together with a wine fridge. The adjoining dining space provides an ideal area for entertaining with bi-fold doors opening to the south facing terrace.

- A study with an outlook to the front, a cloakroom and separate utility room completes the ground floor accommodation.
- The sitting room is a well-proportioned room offering bright and airy accommodation with a balcony opening to the front of the property.
- The spacious principal bedroom enjoys views over the rear garden and woodland beyond and is fitted with a bank of built-in wardrobes and is served by a stylish en suite bathroom with separate shower cubicle.
- Arranged over the second floor there are three further bedrooms, one with built in wardrobes, a family bathroom with separate shower and laundry cupboard.
- To the front, a private driveway provides off road parking and leads to the garage. A paved path leads to the front door and is flanked by flower beds.
- The south facing rear garden is predominantly laid to lawn with woodland views to the rear and a paved terrace ideal for al fresco entertaining.
- Please refer to the floorplans for the full layout and extent of the accommodation.





Local Information

19 Yew Tree Road is situated in a convenient position within 0.5 miles of Dunton Green station. Dunton Green and Riverhead villages both provide local shopping and amenities. Sevenoaks town centre is within 2.3 miles with its multitude of shops, supermarkets, pubs and restaurants.

• **Local Shopping:** There is a public footpath to Tesco superstore in Riverhead (0.6 miles).

• **Comprehensive Shopping:** Sevenoaks, Tunbridge Wells and Bluewater.

• **Mainline Rail Services:** Dunton Green (0.5 miles by footpath) to London Bridge/Charing Cross. Sevenoaks (1.6 miles) to London Bridge/Charing Cross/Cannon Street.

• **Primary Schools:** Chevening, Knockholt, Dunton Green, Otford and Riverhead.

• **Secondary Schools:** Weald of Kent Grammar, Trinity and Knole Academy in Sevenoaks. Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammar.

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

• **Leisure Facilities:** Wildernesse and Knole Golf clubs in Sevenoaks. Nizels Golf club and fitness centre in Hildenbrough. Sevenoaks Leisure Centre. Cricket, Hockey, Football and Rugby in Sevenoaks Vine area.

• All distances are approximate.

Local Authority

Sevenoaks District Council. Tax band 'G'

Service Charge

Approx. £600 per annum

Agent Note

Photographs taken December 2019

Viewing

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



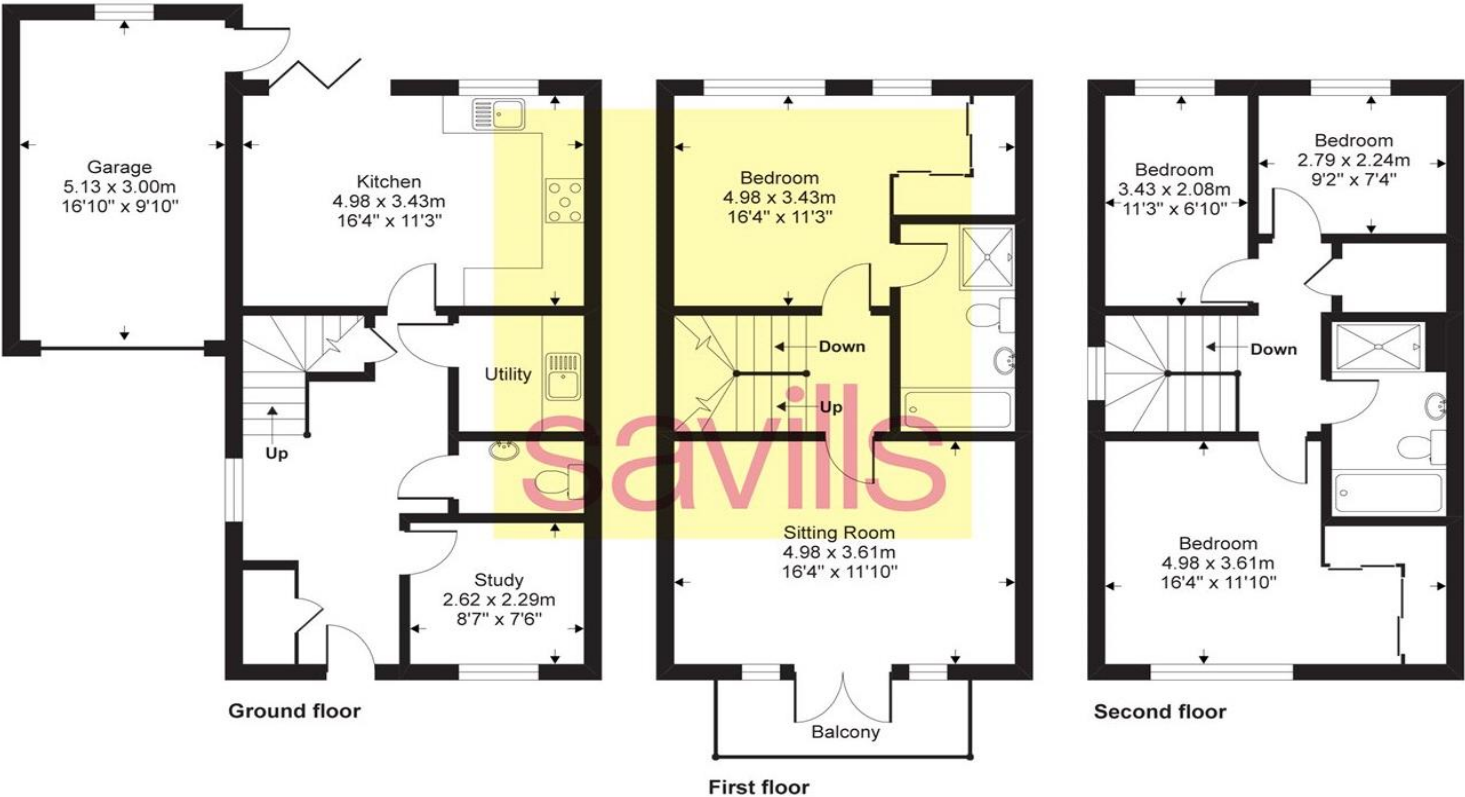
19 Yew Tree Road, Dunton Green, Sevenoaks, Kent, TN14 5GE
Gross Internal Area 1,643 sq ft, 152.6 m²

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Gross internal floor area (approx):
152 6 sq m / 1643 sq ft (Includes Garage)
For Identification only - Not to scale
Niche Communications



Directions

From Sevenoaks High Street head North on the A225 and at the traffic lights turn left onto Pembroke Road. At the next set of traffic lights proceed down the hill, past Sevenoaks train station into Riverhead village, for about 1.2 miles. Turn right at the roundabout and continue forward at the second roundabout. Continue straight over the roundabout with Tesco on the left hand side and at the mini roundabout take a right turn into Station Road. Continue under the railway bridge and turn right into the Ryewood development. On entering the development continue forward on Nicholson Road and then bear slightly left onto Macmillan Road and bearing right around the corner you will arrive on Yew Tree Road with number 19 located on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	85	86
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		
EU Directive 2002/91/EC		

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