



VERSATILE FAMILY HOME WELL LOCATED FOR TOWN, SCHOOLS & STATION

45 ST. JAMES'S ROAD,
SEVENOAKS, KENT, TN13 3NG

Guide Price £1,200,000, Freehold



ARRANGED OVER THREE FLOORS WITH A DELIGHTFUL LANDSCAPED GARDEN

- Stylish & versatile accommodation
- Private road location
- Bat & Ball station 0.4 miles
- Sevenoaks station 0.9 miles
- Three reception rooms
- Five bedrooms
- Four bathrooms
- Delightful landscaped gardens
- EPC Rating = D
- Council Tax = G

Situation

45 St James Road is located in a sought after Sevenoaks position, ideally located for local schools, both Bat & Ball and Sevenoaks stations and the High Street, with its multitude of shops, supermarkets, pubs and restaurants. Also the parade of shops at the top of St. Johns Hill.

- Shopping: Sevenoaks (1.1 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Bat & Ball (0.4 miles) to Sevenoaks and London Victoria. Sevenoaks (0.9 mile) to London Charing Cross/Cannon Street/London Bridge.
- Primary Schools: Sevenoaks, St John's CEP St Thomas' RCP and Lady Boswell's CEP Schools.
- Secondary Schools: Knole Academy, Weald of Kent Grammar and Trinity Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. The Granville, Sevenoaks, Walthamstow Hall, Solefields and New Beacon Prep Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House School in Sundridge.
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, rugby, football and hockey in the Vine area of Sevenoaks.
- Communications: The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports. **Please note all distances are approximate.**

Description

45 St James Road is a striking detached family home situated on a private road about one mile from Sevenoaks station. The property has been updated by the current owners and provides stylish and flexible family accommodation arranged over three floors. Also of note are the superb landscaped gardens which complement the contemporary design of the house.



- The front door with a glazed side slip opens to the entrance hall with a staircase rising to the first floor, access to the integral double garage, under stairs storage area and built-in cupboards. There is also a double bedroom with a view to the front and a stylish shower room.
- Arranged over the first floor is a light and spacious sitting room with sliding doors opening to a generous glass screened front balcony.
- The light and stylish kitchen/dining room has lovely views to the rear garden and is fitted with a range of wall and base cupboards and a work top incorporating a 1½ bowl sink extending to a breakfast bar. Integrated appliances include an AEG eye level double oven, induction hob with extractor over and dishwasher, with space for a washing machine and American style fridge freezer. The dining area benefits from built-in cupboards and there is access to the decked rear terrace.
- There are two further reception rooms on this floor, both with built-in cupboards which are currently being utilised as a playroom and a bedroom.
- There are built-in storage cupboards on the first floor landing, and a well-appointed family bathroom completes the accommodation on this floor.
- The second floor landing has a view to the rear and benefits from built-in storage and an airing cupboard.
- The lovely double aspect master bedroom has Velux windows and benefits from a walk-in wardrobe and eaves storage, with a well-appointed en suite shower room.
- There are two further double bedrooms both with full height windows and views to the front and rear gardens.
- Completing the accommodation is a family bathroom comprising a bath with shower over, vanity unit, heated towel rail and WC.
- To the front of the property is a paved driveway providing parking and leading to the wood pillared porch and integral double garage with an up and over door. There are a number of raised brick beds well stocked with a variety of shrubs and plants. There is gated pedestrian access to the rear garden from both sides of the house.
- To the rear of the property is a generous decked area, ideal for al fresco entertaining and an area of lawn. The attractive south facing garden is landscaped and terraced, with paved staircases leading to further lawned areas. There is a delightful pergola with a built-in bench and raised beds, together with a pond with aquatic planting. The well-stocked and established borders include rhododendron, acer, delphinium, maple, conifer and evergreen shrubs and provide a high degree of privacy. There are also two sheds.

Agent note: There is an annual fee of £70.00 for maintenance of the private road.

Services: All mains services connected. Gas fired central heating.

Local Authority: Sevenoaks District Council 01732 227000

Outgoings: Council Tax band 'G' 2019/2020 £3,172.95

Directions

From Sevenoaks High Street proceed north on the A225 which continues onto the Dartford Road. When you reach the top of St. Johns Hill turn left opposite the row of shops and onto St. Johns Road and continue down the hill. Turn left onto St James Road where No 45 will be found along on the left hand side.

Viewing Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 2435 sq ft, 226.2 m²



House



Garage

For identification only. Not to scale.

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Approximate IPMS2 Floor Area = 195.7 sq m / 2106 sq ft
(Including Eaves / Excluding Void)
Garage = 31.1 sq m / 335 sq ft
Limited Use Area = 30.6 sq m / 329 sq ft
Total = 257.4 sq m / 2770 sq ft



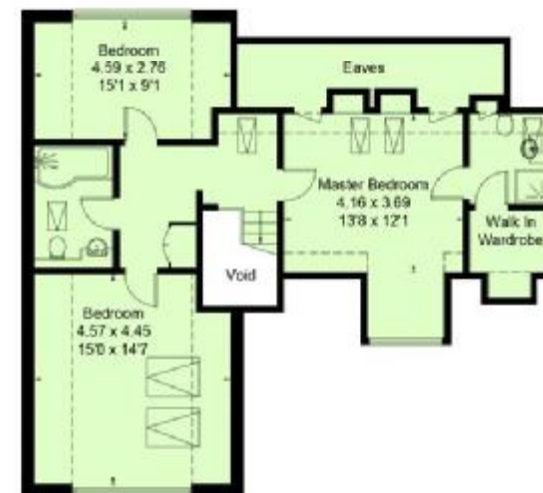
□ = Reduced head height below 1.9m



Ground Floor



First Floor



Second Floor

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