



ATTRACTIVE AND WELL-PROPORTIONED DETACHED FAMILY HOME SET IN CHARMING GARDENS

25 BULLFINCH LANE
SEVENOAKS, KENT, TN13 2EB

Guide Price £1,100,000, Freehold



WITH POTENTIAL TO EXTEND (SPP), LOCATED IN A SOUGHT AFTER RESIDENTIAL AREA.

- Sevenoaks Station approx. 1.2 miles
- Schools within approx. 0.5 miles
- Charming gardens of about 0.3 acres
- Double attached garage
- Five Bedrooms
- Three Bathrooms
- Two Receptions
- Kitchen/Breakfast Room
- EPC Rating = D
- Council Tax = G

Situation

25 Bullfinch Lane is within 0.3 miles of Amherst School and Squiggles Childcare Day Nursery. Riverhead village is within 0.4 miles providing a chemist, butcher, public house, church, library, wine merchants, convenience store, local shops, coffee shops, restaurants, and a Tesco superstore.

- **Mainline Rail Services:** Sevenoaks (1.2 miles) to London Bridge/Cannon Street/Charing Cross.
- **Nurseries/Pre-Schools:** Various including Squiggles Childcare (0.3 miles), Bright Horizons Day Nursery, St Mary's Pre-School & Springboard Pre-School (all within 0.6 miles)
- **Primary Schools:** Amherst & Riverhead Schools, Chevening CEP & various in Sevenoaks including Sevenoaks Primary, St Thomas' RCP, St John's CEP & Lady Boswell's CEP Schools.
- **Secondary Schools:** The Judd School, Weald of Kent & Tonbridge Girls' Grammars in Tonbridge. Weald of Kent Grammar, Knole Academy & Trinity School in Sevenoaks. Various in Tunbridge Wells.
- **Private Schools:** Preparatory Schools – Sevenoaks Prep, Solefield, The Granville, Walthamstow Hall & New Beacon Schools in Sevenoaks; St Michael's & Russell House in Otford; Radnor House in Sundridge. Secondary Schools - Sevenoaks, Tonbridge, Sackville & Walthamstow Hall Public Schools.

Description

25 Bullfinch Lane is an attractive detached 1930s home, with a charming and established garden. The property is ideally located for popular local schools and nurseries. Internally, there is well presented living accommodation with potential to extend (subject to planning permission), ideal for both family living and entertaining.

- Features of the property include picture rails and part vaulted ceilings in some rooms.
- An open pitch porch and front door open to an entrance hall with a useful coat cupboard. There is a staircase rising to the first floor, and access to a cloakroom.



- The principal reception rooms provide flexible living accommodation and comprise a well-proportioned, double aspect sitting room with doors and views to the rear terrace, and a dining room with bay window to the front and an electric fire with marble surround.
- The double aspect kitchen/dining room is fitted with a comprehensive range of wall and base units and wooden work surfaces incorporate a 1½ bowl sink. There is also a wooden breakfast bar, space for appliances, and integral 1½ NEFF oven. There are attractive views over the charming rear garden and access to the utility room.
- The study offers fitted office furniture.
- The double aspect utility room has a door to the rear, a range of wall and base units and space for appliances.
- The landing provides an outlook to the front and a hatch to the generously-proportioned and fully-boarded loft space.
- The master bedroom offers a bay window to the front, fitted wardrobes and a well-appointed en suite comprising a bath with shower over, vanity unit, WC and heated towel rail.
- There are four further bedrooms, three of which are double bedrooms, one with a well-appointed en suite shower room. Two have built-in wardrobes and two have beautiful views over the rear garden.
- The generous family bathroom comprises a bath with shower over, wash basin, WC and a range of built-in cupboards.
- The property is approached over a driveway providing ample off-road parking and leading to an attached double garage. The front elevation is adorned with honeysuckle. Attractive shrub beds are planted with a variety of spring and summer planting. Evergreen hedging and copper beech encloses the driveway and provides privacy from the road. A pedestrian gate provides direct access to the rear.
- The charming and well-established rear garden comprises a substantial paved terrace, ideal for al fresco entertaining. There are swathes of lawn flanked by evergreen hedging and a number of shrub and flower beds with planting including hydrangea, geranium, ferns and wild daisies. The rear garden is enclosed by fencing and mixed evergreen hedging providing a degree of privacy. A small pond is set within one of the shrub beds. Mature trees to the rear of the garden include conifer, holly and apple trees. To the rear of the garden is a potting shed and a number of vegetable beds.

Tenure Freehold

Services All mains services connected. Central heating via radiators.

Outgoings Sevenoaks District Council: Council Tax band G – Charges for 2019/2020: £3,055.99

Directions From Sevenoaks town centre, proceed in a northerly direction along London Road passing the station on the left. Continue along Amherst Hill and at the roundabout take the first exit towards Westerham. At the traffic lights turn right onto Witches Lane and continue straight ahead onto Bullfinch Lane. Number 25 can be found shortly on the left-hand side.

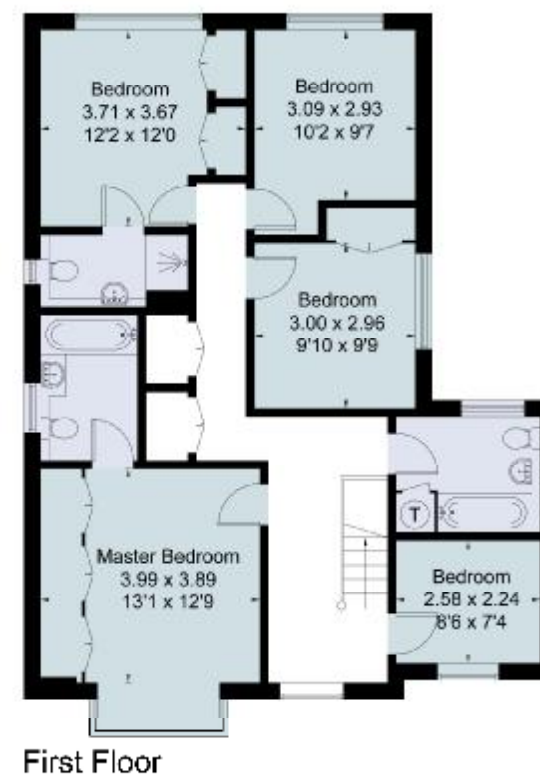
Viewing Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 2091 sq ft, 194.3 m²

Approximate Area = 184.3 sq m / 2091 sq ft
 Garage = 23.9 sq m / 257 sq ft
 Total = 218.2 sq m / 2348 sq ft
 Including Limited Use Area (3.5 sq m / 38 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 Residential)
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