



Charming family home of excellent proportions set within beautiful gardens, well located for the station & town.

24 Oakhill Road, Sevenoaks, Kent, TN13 1NP

£2,150,000 Freehold

savills



- Sought after private road • Versatile accommodation
- Sevenoaks station approx. 0.1 mile by foot
- Sevenoaks town approx. 1.1 miles
- Lovely west-facing rear garden • Detached double garage

Local Information

• Comprehensive Shopping: Sevenoaks (1.1 miles) and Bluewater (17 miles).

• Mainline Rail Services: Sevenoaks (0.1 miles by foot) to London Bridge/Cannon Street/Charing Cross.

• 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 and hockey in the Vine area of Sevenoaks.

• All distances are approximate.

About this property

24 Oakhill Road is a spacious and attractive detached family home built in the late 1920s with Arts and Crafts influences, situated on this sought after private road. The property provides light, well presented and proportioned accommodation arranged over three floors, ideal for both formal entertaining and family living. Features include modern kitchen and bathroom suites, high ceilings, wood flooring and tiled window sills. Also of note are the beautiful west-facing rear garden, detached double garage and the very convenient location to the station, being within 0.1 of a mile.

- The double aspect sitting room features a fireplace with wood burning stove and has direct access to the rear terrace.

- The dining room has a view to the front and adjoins the double aspect family room/study.

- A garden room has wonderful views over the garden and double doors to the terrace.

- The double aspect kitchen/breakfast room is fitted with a range of wall and base cupboards with integral appliances including a dual fuel range oven.



- Arranged over the first floor are four well-proportioned bedrooms, one served by a stylish en suite bathroom with a separate shower and a dressing room and the other rooms benefitting from hand basins.

- A well-appointed family bathroom and a laundry room (formerly a bedroom) complete the accommodation on this floor.

- A double aspect fifth bedroom occupies the second floor.

- The house is approached over a driveway, flanked by brick edged areas of lawn, providing ample parking and leading to the detached double garage. There are mature shrubs and mixed hedging to the perimeter.

- The beautiful west-facing rear garden is a real feature and provides a wonderful backdrop to the property. The garden is predominantly laid to lawn with deep well stocked shaped herbaceous borders, specimen trees and a generous paved terrace, ideal for al fresco entertaining. There is also a pond stocked with aquatic planting and a further seating area, covered by a pergola adorned with climbing plants. To the rear boundary is an area of meadowland and the garden, as a whole, provides a high degree of privacy and year round interest, in total amounting to about 0.48 of an acre.

Local Authority

Sevenoaks District Council. Tax Band 'G'

Energy Performance

EPC Rating = D

Directions

From Sevenoaks proceed past the mainline rail station on your left and take the first road on the left into Oakhill Road. Pass the turning for Holyoake Terrace on the left and No 24 can be found on the right shortly thereafter.

Viewings

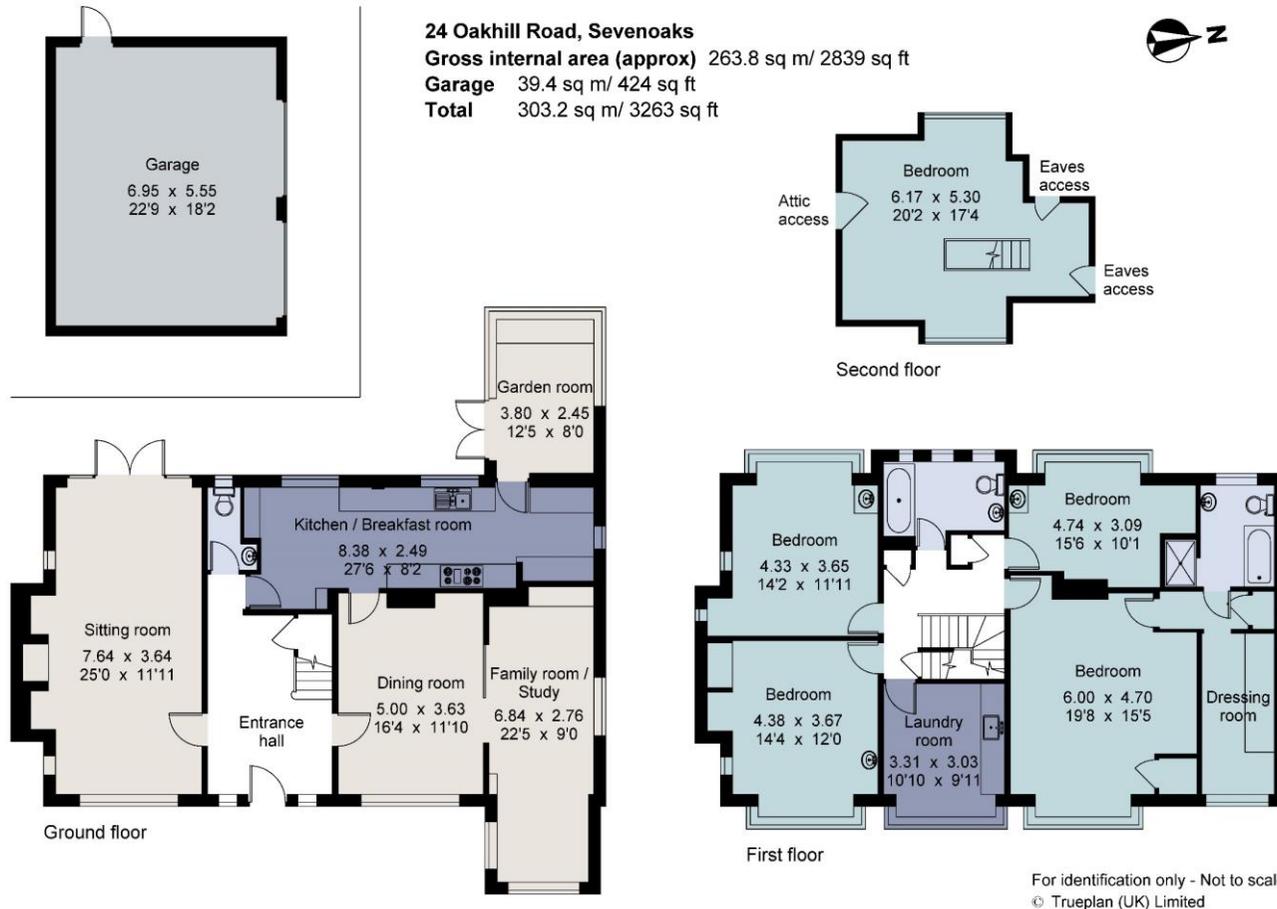
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.





24 Oakhill Road, Sevenoaks, Kent, TN13 1NP
 Gross Internal Area 2839 sq ft, 263.8 m²

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(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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