Immaculately presented modern family home

Oak House  29a Brittains Lane, Sevenoaks, Kent TN13 2JW
Modern stylish interior • Spacious and versatile accommodation • Station approx. 0.5 miles • Sevenoaks approx. 1 mile • Landscaped garden • Integral garage

Local information
• Comprehensive Shopping: Sevenoaks (1 miles), Tunbridge Wells and Bluewater.
• Mainline Rail Services: Sevenoaks (0.5 miles) to London Bridge/Charing Cross/Cannon Street.
• Schools: There are many highly regarded schools in the area, both state and private.
• All distances are approximate.

About this property
Oak House is an impressive generously proportioned family home, well located for town, station and schools. The property was built in 2015 and finished to a high specification with the accommodation featuring generous ceiling heights, spacious galleried landings, modern bathroom suites and a bespoke kitchen by Rencraft. Of particular note is the excellent location, set away from the road yet only half a mile from the station and a mile from the centre of town. Complementing the property are the landscaped gardens to the front and rear which provide an attractive backdrop.

• The striking double height entrance hall has stairs rising to the first floor, a coat cupboard and cloakroom.
• The reception rooms comprise a drawing room with an attractive fireplace and double doors opening to the rear garden, and a family room has a square bay window to the front. In addition is a study with fitted office furniture.

• The triple aspect kitchen/dining room is fitted with a comprehensive range of bespoke cupboards by Rencraft and a range of integral appliances. The dining area features a roof lantern and bi-folding doors open to the rear terrace. There is a utility room also with fitted cupboards, space for appliances and access to outside.
• Arranged over the first floor is the master suite with a bedroom having fitted wardrobes by Chamber Furniture, en suite bathroom with separate shower cubicle and a dressing room.
• There are three further bedrooms on this floor, all with en suite facilities.
• The second floor comprises two additional bedrooms (one of which could be used as a cinema), and a shower room.
• To the front of the house is a large drive providing parking and leading to the integral double garage with electric up and over door.
• The gardens to the front and rear have areas of lawn interspersed with trees and shrubs. There is a generous rear terrace with an attractive retaining brick wall and raised beds stocked with a variety of plants. Close boarded fencing sits to the perimeter and provides privacy.

EPC rating = B

Viewing
Strictly by appointment with Savills
**Important notice:** Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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**Oak House, Sevenoaks**

**Gross internal area (approx.)**

- House - 411.4 sq m (4428 sq ft)
- Garage - 25.7 sq m (276 sq ft)

For identification only - Not to scale

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**Ground floor**

- Drawing room 9.34 x 6.69
- Entrance hall 4.79 x 1.97
- Utility room 4.79 x 3.76
- Study 4.79 x 1.97
- Family room 4.79 x 3.76
- Garage 5.09 x 4.94

**First floor**

- Bedroom 5.70 x 3.95
- Bedroom 5.66 x 4.17
- Bedroom 4.78 x 3.97
- Master bedroom 5.23 x 4.88

**Second floor**

- Cinema room/Bedroom 6 6.20 x 4.61
- Bedroom 4.97 x 4.79

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**Energy Efficiency Rating**

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**Oak House 29a Brittain Lane, Sevenoaks, Kent TN13 2JW**

**Gross internal area (approx.)** 4428 sq ft (411.4 sq m)

**Outbuildings** 276 sq ft (257 sq m)