



Spacious & versatile detached family house, superbly located for station, schools & town.

8 Warren Court, Sevenoaks, Kent, TN13 3SR

Guide Price £1,350,000 Freehold





- No onward chain
- Scope to update
- Excellent central Sevenoaks location
- High Street approx. 0.5 miles by footpath
- Lady Boswell Primary School approx. 0.1 miles by footpath
- Station approx. 0.7 miles
- South-west facing gardens
- Double garage & ample off-road parking

About this property

8 Warren Court is an attractive family home of excellent proportions, with light, versatile and well-presented accommodation, occupying an excellent central town location on this sought-after residential road in Sevenoaks. The property comes to the market for the first time in over fifty years and is offered with no onward chain, allowing the incoming purchaser to update as required. The accommodation is decorated in a neutral colour palette throughout, and the property sits within delightful south-west facing gardens, together with a double garage and ample off road parking. Also, of particular note is the property's superb proximity to the station, popular schools and the High Street.

- The principal reception rooms provide ideal areas for entertaining and family living and comprise a generous sitting room with sliding doors providing access and views to the rear terrace and an attractive [electric] fireplace, a double aspect dining room and a study with a view to the garden and a feature wood paneled wall.

- The bright kitchen/breakfast room has a view to the front garden and is fitted with a comprehensive range of wall and base units, with space for appliances.

- A utility room provides a sink and access to outside and a cloakroom completes the ground floor.

- Arranged over the first floor is the principal bedroom, fitted with built-in wardrobes and served by a well-appointed en suite shower room.

- There are three further bedrooms, two with built-in storage.

- A family bathroom completes the accommodation.

- The property is approached via a block paved driveway, providing ample parking and leading to the double garage.

- The south-west facing gardens enclose the property and are a lovely feature, providing an attractive backdrop to the property. The part-walled garden is predominantly laid to lawn, flanked by established borders planted with a wide variety of roses, perennials, and mature shrubs, all providing year round colour and interest. A paved terrace provides an ideal area for al fresco entertaining and a majestic sycamore tree sits at the westerly boundary. In total, the plot amounts to about 0.2 of an acre.



Local Information

- Comprehensive Shopping: Sevenoaks (0.4 miles). Bluewater (17.5 miles).

- Mainline Rail Services: Sevenoaks (0.7 miles) to London Bridge/Cannon Street/Charing Cross/Waterloo.

- Primary Schools: Lady Boswell's CEP School (0.1 miles), St Thomas' RCP, St John's CEP, and Sevenoaks CP.

- Grammar/State Schools: Sevenoaks, Tonbridge & Tunbridge Wells.

- Private Schools: Granville, Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

- Sporting Facilities: Knole Park Golf Club (0.7 miles), Wildernesse Golf Club, Sevenoaks. Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, football and rugby in the Vine area of Sevenoaks.

- All distances are approximate.

Tenure

Freehold

Local Authority

Sevenoaks Council

Council Tax

Band = G

Energy Performance

EPC Rating = D

Directions

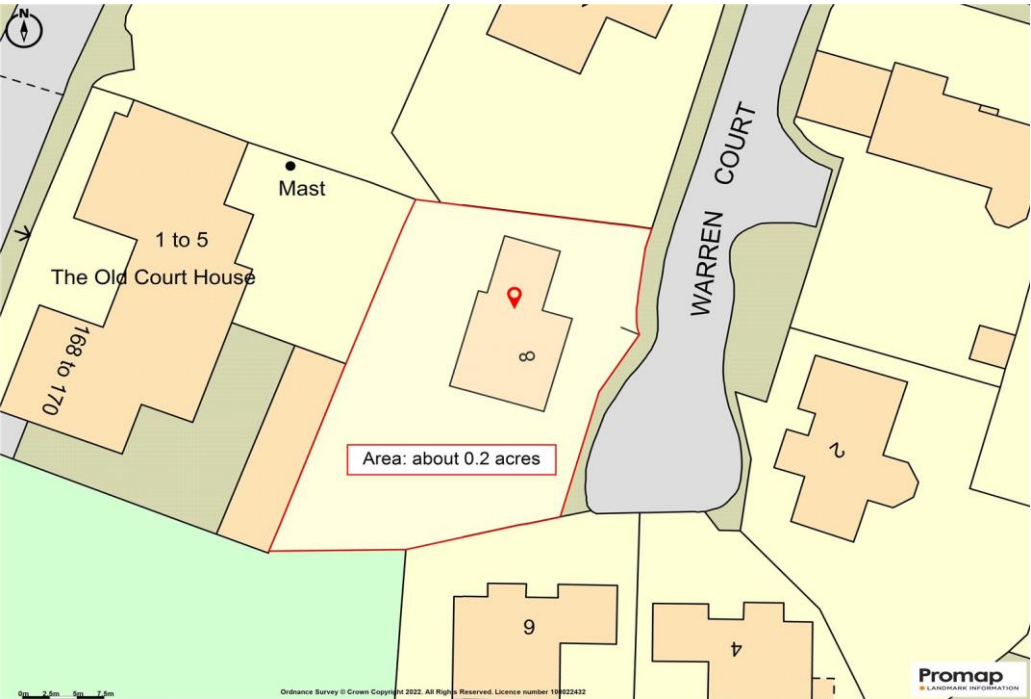
From Sevenoaks town centre proceed in a northerly direction along the High Street to the traffic lights. Continue over the traffic lights and then bear right onto Seal Hollow Road. After approx 0.1 of mile, turn right onto Plymouth Drive, then take the first right onto Warren Court. No.8 is the third house on the right.

Viewings

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

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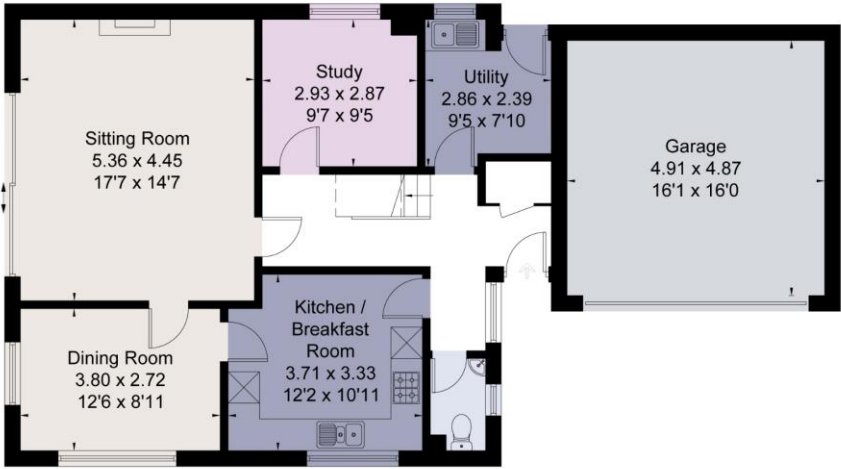


8 Warren Court, Sevenoaks, Kent, TN13 3SR
Gross Internal Area 1625 sq ft, 151 m²

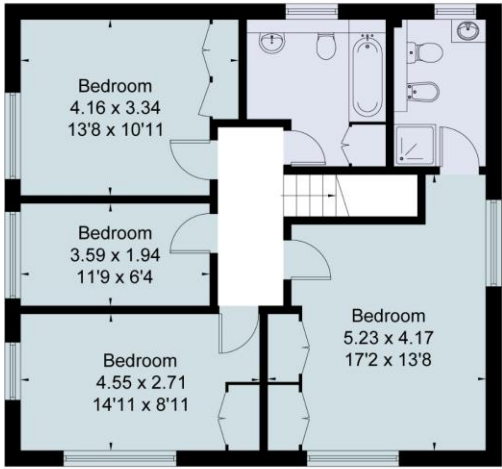
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Oliver Hodges
Sevenoaks
+44 (0) 1732 789 700
ohodges@savills.com

Approximate Area = 151.0 sq m / 1625 sq ft
Garage = 23.9 sq m / 257 sq ft
Total = 174.9 sq m / 1882 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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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