



Superb family home situated on a sought after private road

70 St. James's Road, Sevenoaks, Kent, TN13 3NG

£1,500,000 Freehold



• Popular private road location • Superbly presented • PP for self-contained annexe above garage (16/00365/HOUSE) • Station approx. 1 mile • Three reception rooms • Five bedrooms • Delightful gardens totaling about 0.4 acres • Detached double garage & parking

Local Information

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

- Shopping: Sevenoaks (1.1 miles), Tunbridge Wells & 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/Waterloo East.
- Schools: There are many highly regarded state & private schools in the area.
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse & Knole. Nizels in Hildenborough. Sevenoaks sports & leisure centre. Cricket, rugby, football & hockey in the Vine area of Sevenoaks.

Please note all distances are approximate.

About this property

70 St James Road is a striking part weather boarded five bedroom family home. The property has been extended and meticulously refurbished by the current owners, providing light, stylish and flexible living accommodation, a bespoke kitchen by Burnhill and contemporary bathroom suites. Also of note is the brand new central heating system, underfloor heating to some rooms and the delightful landscaped gardens of about 0.4 acres, which provide a lovely backdrop to the property. There is also a detached double garage and ample off road parking.

• The principal reception rooms comprise a triple aspect sitting room with a wood burning stove and access to the rear garden, a versatile double aspect family room with access to the elevated terrace to the front and a study.

• The impressive double aspect kitchen/breakfast/dining room is a superb space, ideal for modern family living. The bespoke kitchen by Burnhill is fitted with a comprehensive range of wall and base units, with a quartz island unit, breakfast bar and worktops. Integrated Siemens appliances. Double roof lanterns and two sets of bi-folding doors.

• The adjoining utility room and two cloakrooms complete the ground floor accommodation.

• Arranged over the first floor are five bedrooms, two with well-appointed en suite shower rooms and a modern family bathroom, with a separate shower.

• The property is approached via an electric gate, leading onto the driveway and detached double garage, which is power and light connected. There is an elevated terrace and a lawned garden with established beds, enclosed by mature trees and mixed evergreen hedging.

• To the rear of the property is a generous terrace, which wraps around the house, and is ideal for al fresco entertaining. The attractive part walled garden has mature and varied planting, providing year round interest. There is a greenhouse and shed with gated access to each side of the house.





70 St. James's Road, Sevenoaks, Kent, TN13
Gross Internal Area 2741 sq ft, 254.6 m²

David Johnston
Sevenoaks
+44 (0) 1732 789 700
djohnston@savills.com

onTheMarket.com | savills | savills.co.uk

70 St James's Road, Sevenoaks
Gross internal area (approx) 254.7 sq m/ 2741 sq ft
Garage 53.1 sq m/ 571 sq ft
Total 307.8 sq m/ 3313 sq ft

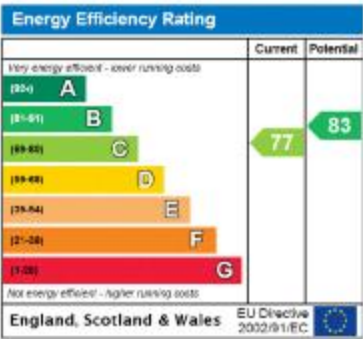


Local Authority
Sevenoaks District Council. Tax Band 'G'.

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

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 70 will be found on the right hand side.

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



Important notice Savills, its 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. 20200306AITT

