



Beautifully presented and extended Edwardian house of character

168 London Road, Dunton Green, Sevenoaks, Kent, TN13 2TA

Guide Price £450,000 Freehold



• Elegant character property • Dunton Green station approx 0.4 miles
• Sevenoaks town approx. 2.5 miles • Home Office • Two reception rooms • Three Bedrooms • Delightful rear garden

Local Information

168 London Road is situated in a convenient position within 0.4 miles of Dunton Green station. Dunton Green provides local shopping and amenities and Tesco supermarket in Riverhead is within 0.7 miles. Sevenoaks town centre is within 2.5 miles and provides a multitude of shops, supermarkets, pubs and restaurants.

- Mainline Rail Services: Dunton Green (0.6 miles, 0.4 via a public footpath) & Sevenoaks (1.8 miles) to London Bridge/Charing Cross. Otford (2.7 miles) to London Victoria.
- Primary Schools: Dunton Green, Otford and Riverhead.
- Secondary Schools: Knole Academy, Weald of Kent Grammar and Trinity Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge, Sackville 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.

Please note all distances are approximate.

About this property

168 London Road is a delightful character property, believed to date from the early 1900s, and extended by the current owners. The property offers stylishly presented accommodation, combining character features with modern embellishments. There is an impressive kitchen extension and contemporary bathroom suites included in the elegant accommodation, which is arranged over three floors. Also of particular note is the substantial detached home office located within the rear garden.

- Features include fireplaces and sash windows.
- The sitting room provides a stylish and spacious area and benefits from a fireplace with wood burning stove and an under stairs cupboard. The dining room has a view to the front.
- The beautifully finished part vaulted kitchen/breakfast room is fitted with a range of wall and base units and integrated appliances. Quartz work surfaces and an island unit incorporate a butler sink and breakfast bar. Access to the rear terrace.
- The utility room and well-appointed shower room complete the ground floor accommodation.
- Arranged over the first floor are two light and well-proportioned bedrooms and a stylish family bathroom.
- A further staircase with additional eaves storage rises to the second floor, where a third bedroom with built-in wardrobes is located.
- The house is approached via a wooden pedestrian gate and paved area, which leads to the porch and front door. There is mature hedging and fencing to the perimeter.
- The charming rear garden features a gravelled area and decked terrace, providing an excellent area for al fresco entertaining. Steps lead to a low maintenance Astroturf lawn with well-stocked raised beds, interspersed with mature and varied planting, creating year-round interest. There is a log store and a shed.
- Within the garden is a substantial and versatile timber clad home office, which has power and light connected.





168 London Road, Dunton Green, Sevenoaks, Kent, TN13
Gross Internal Area 1,272 sq ft, 118.2 m²

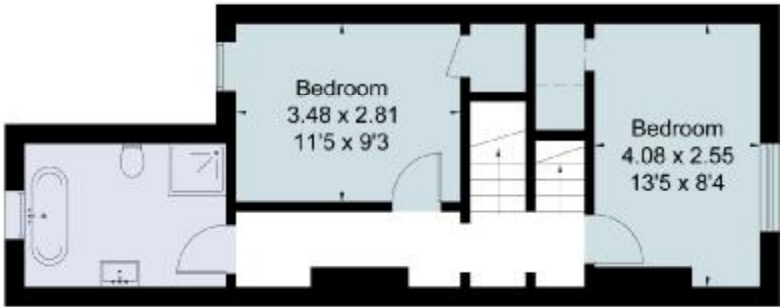
Oliver Hodges
Sevenoaks
+44 (0) 1732 789 700
ohodges@savills.com

onTheMarket.com | savills | savills.co.uk

Approximate Area = 118.2 sq m / 1272 sq ft (Including Eaves)
Office = 5.9 sq m / 63 sq ft
Total = 124.1 sq m / 1335 sq ft
Including Limited Use Area (9.5 sq m / 102 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Second Floor



First Floor

□ = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

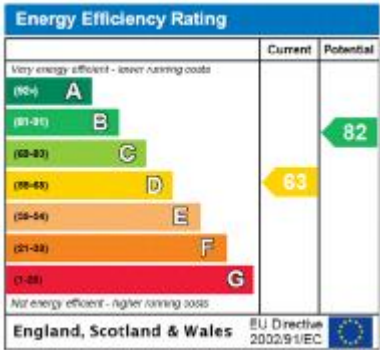


Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 244835

Directions: From Sevenoaks High Street head north on the A225 and at the traffic lights turn left onto Pembroke Road. At the next set of traffic lights turn right and proceed down the hill past Sevenoaks station into Riverhead. At the roundabout take the second exit and at the next take the first exit towards Dunton Green. On reaching Tesco on your left take the second exit at the roundabout. Continue on the A224/London Road for approx 0.5 miles, passing The Dukes Head Public House on the right hand side, and No 168 will be found on the right hand side.

Viewing: All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.



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. 20191025AITT

