



## Attractive detached period family home set in delightful grounds

**Longspring, Oak Lane, Sevenoaks, Kent, TN13 1UA**

£1,650,000 Freehold









- Picturesque family home in idyllic setting
- Planning permission to extend and remodel
- Charming and characterful
- Sevenoaks town approx 1.5 miles
- Sevenoaks station approx 2.1 miles
- Spacious rear garden • Outbuildings/garaging

#### Local Information

- Comprehensive Shopping: Sevenoaks (1.5 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Sevenoaks (2.1 miles) to Cannon Street/Charing Cross/London Bridge.
- Primary Schools: Weald, St John's CEP, St Thomas' RCP, Sevenoaks Primary 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, Walthamstow Hall and Tonbridge Secondary Schools. Sevenoaks, Walthamstow Hall, Sackville, The Granville, 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, football, hockey and rugby in the Vine area of Sevenoaks.
- All distances are approximate.

#### About this property

Longspring is an attractive double fronted Victorian property which retains period features including bay windows to the front, fireplaces, picture rails and thumb latch doors to the first floor. The well proportioned accommodation provides both formal and informal living and benefits from planning permission to extend and remodel. The house is set in delightful established gardens and grounds which provide a high degree of privacy, and is located in the Metropolitan Greenbelt, yet only 1.5 miles from the centre of Sevenoaks.

Planning permission: 18/02963/HOUSE | Demolition of existing conservatory, and erection of part single and part two storey rear extension, extension of single storey lean to, new veranda to the rear along with minor internal amendments and alterations to fenestration | Longspring Oak Lane Sevenoaks KENT TN13 1UA

- The principal reception rooms comprise a drawing room and dining room both with bay windows to the front and attractive fireplaces. The drawing room also features a snug with attractive outlook over the gardens to the front.





- There is a family room and conservatory which has a delightful outlook over the rear garden and doors to the rear terrace.
- The kitchen/breakfast room is fitted with a comprehensive range of wall and base units with work surfaces incorporating a 1½ bowl sink. There are fitted appliances and the adjoining utility room also provides storage and has space for appliances.
- A study and two cloakrooms complete the ground floor.
- The master bedroom has a wonderful outlook over the front garden, a range of wardrobes and a well appointed en suite bathroom.
- There are four further bedrooms, one has an outlook to the front and the remaining three have pretty far reaching views over the rear garden.
- The spacious and well appointed family bathroom completes the accommodation.
- The house is approached over a shared driveway which leads to the private drive providing parking and leading to the garage. The garage provides a two bay garage, games room, workshop and garden implement store. In the workshop is a wine cellar. To one side of the garage is an attractive greenhouse, believed to be Victorian and with an ornate ventilation system, and there are some cold frames adjacent to the drive.
- The gardens provide a wonderful back drop to the house with a front lawn enclosed by a privet hedge and interspersed with flowering trees. To one side of the house is a paved terrace with a timber arbour and climbing planting including clematis, and brick edged raised herb beds.

The lawn to the rear is interspersed with many varieties of specimen trees and shrubs including silver birch, beech, oaks and pine, and a number of fruit trees provide an orchard. There is a fenced pond in the garden, a Wendy house, two brick/breeze-block garden sheds, both with concrete floors and a separate covered log store. Opposite the front of the house is a further area of lawn. The total plot amounts to about 2 acres.

**Directions:** From Sevenoaks High Street proceed in a southerly direction and take the next right turn into Oak Lane. Continue for approximately 1.1 miles and the shared driveway for Longspring can be found on the left hand side. Continue along this drive to the end where the private drive for Longspring will be found on the left-hand side.

#### **Tenure**

Freehold

#### **Local Authority**

Sevenoaks District Council

#### **Energy Performance**

EPC Rating = D

#### **Viewing**

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

Telephone:

+44 (0) 1732 789 700.





# Proposed Floor plans

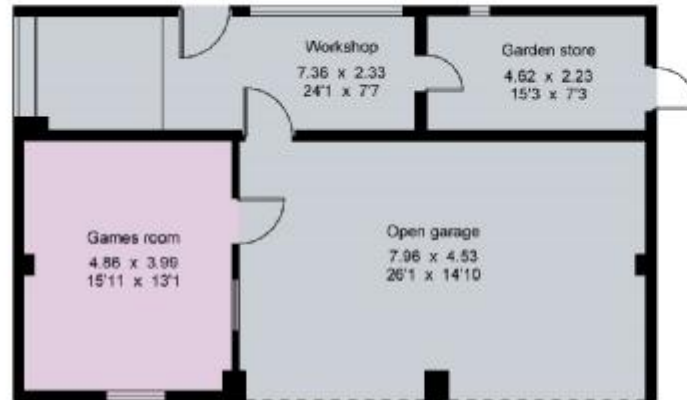
Longspring, Sevenoaks

Proposed - Gross internal area (approx) 285.0 sq m/ 3067 sq ft

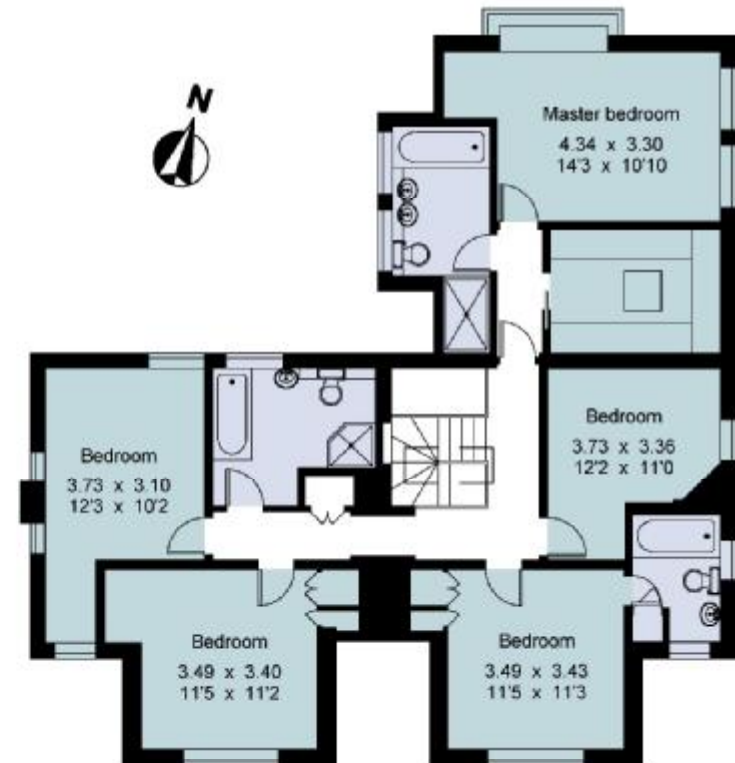
Outbuildings 84.9 sq m/ 913 sq ft

Greenhouse 16.7 sq m/ 179 sq ft

Total 386.6 sq m/ 4159 sq ft



Ground floor



First floor

For identification only - Not to scale

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# Current Floor plans

Longspring, Oak Lane, Sevenoaks, Kent, TN13 1UA  
Gross Internal Area 2853 sq ft, 265.1 m<sup>2</sup>



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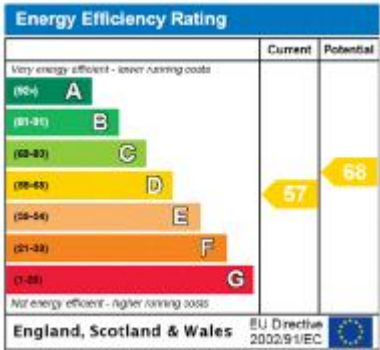
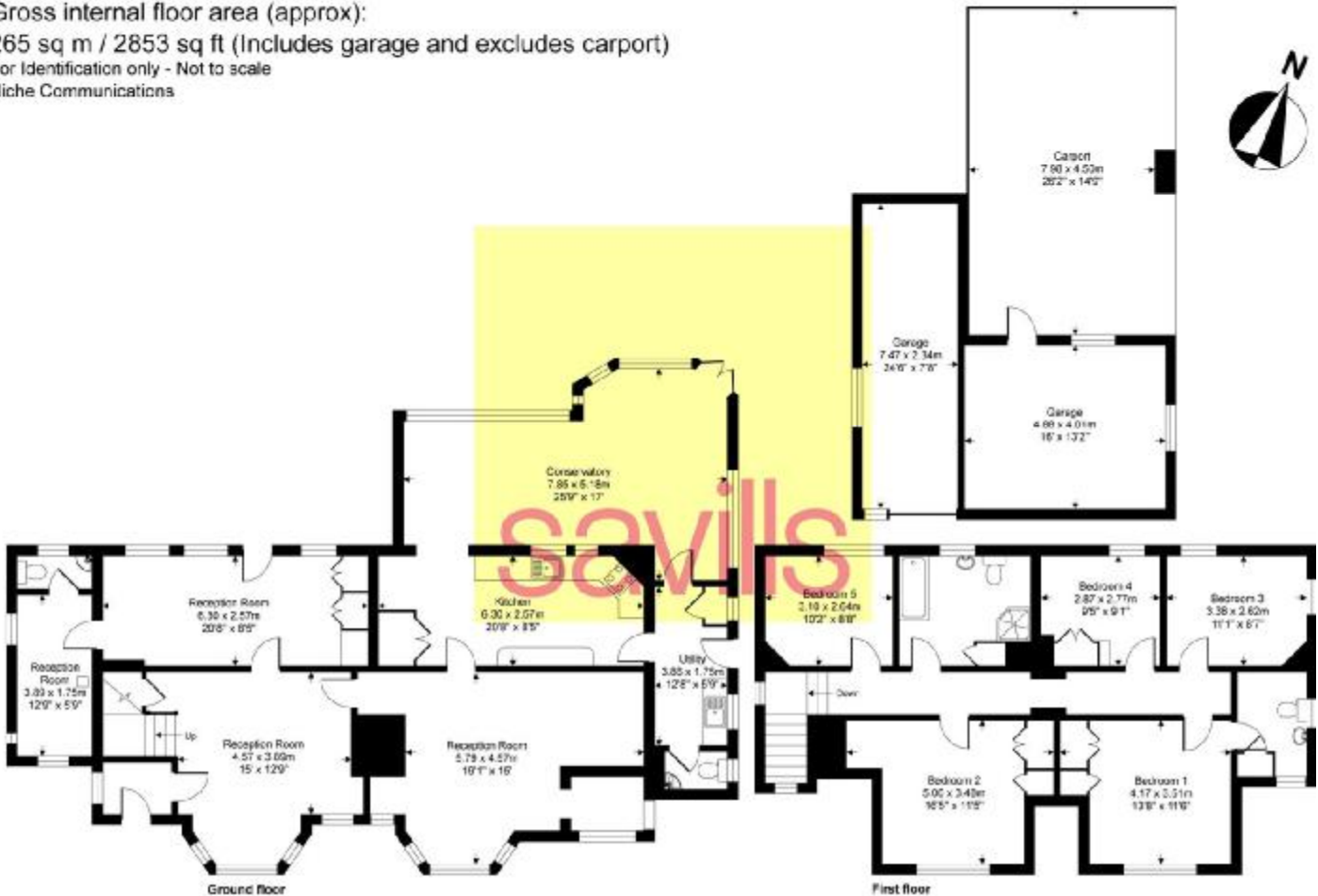
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## Oak Lane, Sevenoaks, TN13

Gross internal floor area (approx):  
265 sq m / 2853 sq ft (Includes garage and excludes carport)  
For Identification only - Not to scale  
Niche Communications



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