Charming family home with scope to extend, well located for station & schools

Foxbury, 69 Brittains Lane, Sevenoaks, Kent, TN13 2JS

£895,000 Freehold
• Well-presented family home • Scope to extend
• Well located for town and station • Station approx. 0.8 miles
• Sevenoaks centre approx. 1.4 mile
• Established landscaped garden • Integral garage

Local Information
• Comprehensive Shopping: Sevenoaks (1 miles), Tunbridge Wells and Bluewater.
• Mainline Rail Services: Sevenoaks (0.8 miles) London Bridge/Charing Cross/Cannon Street.
• Primary Schools: Riverhead Infants and Amherst Juniors, St Thomas’ RCP, St John’s CEP, Sevenoaks, and Lady Boswell’s CEP Schools.
• All distances are approximate.

About this property
Foxbury, 69 Britains Lane is a charming family home dating from the 1950s with well-presented accommodation. The property has been in the same ownership for over 30 years and provides the incoming purchaser the opportunity to update and remodel if required. There are wonderful established gardens together with off road parking and an integral garage. Also of note is the convenient location to the station and town.

• The two reception rooms both have an attractive outlook over the rear garden with the sitting room having a sliding glass door to a patio and an outlook to the front. There is also a brick fireplace with gas fire.
• The kitchen/breakfast room is well appointed with a range of wall and base units, with integral fridge freezer and oven, and space for other appliances. There is a large window which enjoys views over the garden, a door to the side, together with a skylight window.
• Arranged over the first floor are three bedrooms. One of which has an en suite shower room and an adjoining room which is currently being used as an office but would also serve well as a dressing room. The family bathroom completes this floor.
• The front driveway provides parking and leads to the integral garage. The front garden flanks the drive with well stocked borders, an area of lawn and established shrubs and trees.
• The landscaped east facing rear garden features several different areas which provide for sun and shade throughout the day and is excellent for al fresco entertaining. The whole garden is enclosed by mature evergreen laurel and rhododendron hedges providing privacy. There are many specimen shrubs and flower beds throughout and features an ornamental pond with paved seating. At the end of the garden is a summerhouse and greenhouse with vegetable area. There are two other sheds for storage. In total the area amounts to about 0.23 of an acre.
Foxbury, 69 Brittains Lane, Sevenoaks, Kent, TN13 2JS
Gross Internal Area 1263 sq ft, 117.3 m²

Gross Internal Area = 117.3 sq m / 1263 sq ft
Garage = 16.6 sq m / 178 sq ft (Excluding Shed)
Outbuilding = 11.8 sq m / 127 sq ft
Total = 145.6 sq m / 1568 sq ft

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From Sevenoaks mainline station proceed on the London Road towards Riverhead and take the 4th left turn into Brittains Lane. Continue along the road passing Brittains Farm on the right, and continue up the hill where number 69 will be found on the left just after Downsview Road.

Services
All mains services connected.

Tenure
Freehold

Local Authority
Sevenoaks District Council

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.