



Impressive family home with a swimming pool, well located for schools, station and shops.

Melborough, 14 St. Georges Road, Sevenoaks, Kent, TN13 3ND

£1,795,000 Freehold



- Impressive family home • Spacious and versatile accommodation • Station approx. 0.9 of a mile • Town approx. 1.1 miles • Established gardens • Swimming pool
- Games room/Office • Double garage

Local Information

- Shopping: Sevenoaks (1.1 miles), Tunbridge Wells and 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.
- Primary Schools: Sevenoaks, St John's CEP St Thomas' RCP 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, 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.
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernes and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, rugby and hockey in the Vine area of Sevenoaks.
- All distances are approximate.

About this property

Melborough is an impressive and spacious family home dating from the late 1990s, well located in town for schools and the station. The well-presented accommodation is arranged over three floors and provides ideal areas for formal entertaining and family living. Also of note is the office/games room located on the first floor of the double garage. The established gardens feature a

swimming pool and there are far reaching views towards the North Downs.

- A spacious double aspect sitting room has a feature brick fireplace with wood burning stove and access to the conservatory. Both these rooms have direct access to the garden. There is a study and a family room with double doors to the garden.

- The double aspect kitchen/breakfast room is fitted with a comprehensive range of wall and base cupboards with a matching island unit incorporating a breakfast bar. There are integral appliances and space for a fridge freezer.

- Arranged over the first floor is the principal bedroom with a dressing room and en suite bathroom. There are three further well-proportioned bedrooms, one served by an en suite bathroom with a separate family bathroom completing this floor.

- Arranged over the second floor is a vaulted bedroom with far reaching views and an en suite bathroom.

- To the front of the property is a block driveway providing parking and leading to the double garage, with a separate staircase to the games room/home office arranged over the first floor.

- The established gardens surround the house and provide year round interest. To the rear is a paved terrace providing an excellent area for al fresco entertaining. The paving extends to the swimming pool which is bordered by established flower beds and a further seating area where views can be enjoyed.





Melborough, 14 St. Georges Road, Sevenoaks, Kent, TN13 3ND
Gross Internal Area 2994 sq ft, 278.2 m²



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Tenure Freehold

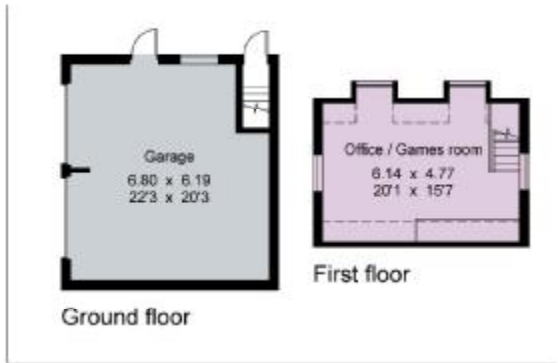
Local Authority
Sevenoaks District Council

EPC Rating = C

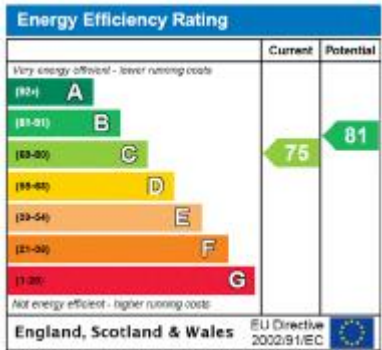
Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.

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 Georges Road where Melborough, (14) will be found along on the right hand side.

Melborough, Sevenoaks
Gross internal area (approx) 278.2 sq m/ 2994 sq ft
Outbuilding 71.5 sq m/ 769 sq ft
Total 349.7 sq m/ 3764 sq ft



For identification only - Not to scale
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