



Impressive Victorian property with elegant accommodation, set in this popular location, just over half a mile from the station and town.

18 Vine Court Road, Sevenoaks, Kent, TN13 3UY

£2,500,000 Freehold





- Impressive town house • Period features
- Well located for town and station • Established gardens
- Town approx. 0.6 miles • Station 0.7 miles

Local Information

- Comprehensive Shopping: Sevenoaks (0.6 miles), Tunbridge Wells and Bluewater Shopping Centre.
- Mainline rail services: Sevenoaks (0.7 miles) to Cannon Street/Charing Cross/London Bridge.
- Primary Schools: Various in Sevenoaks including St John's CEP, St Thomas' RCP, Sevenoaks, and Lady Boswell's CEP Schools.
- Secondary Schools: Judd Boys' Grammar, Weald of Kent and Tonbridge Girls' Grammars in Tonbridge. Tunbridge Wells Girls' Grammar, Skinners and Tunbridge Wells Boys Grammars in Tunbridge Wells. Weald of Kent Girls' Grammar, Trinity and Knole Academy co-educational schools in Sevenoaks.
- Private Schools: Sevenoaks, Sackville, Tonbridge and Walthamstow Hall Secondary Schools. The Granville, Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. The Somerhill Preparatory Schools, Hilden Grange and Hilden Oaks in Tonbridge. Fosse Bank in Hildenborough.
- 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, Hockey, Football and Rugby in the Vine area of Sevenoaks.
- All distances are approximate.

About this property

18 Vine Court Road is a handsome Victorian family home with classic period features and well-proportioned accommodation. The house enjoys an excellent central location, ideally situated for the station and town, with elegant and well-presented accommodation arranged over three floors, providing versatile living. Features include high ceilings, attractive fireplaces, deep skirting boards, picture rails, coving, dado rails, some coloured glass and exposed wooden floors. Also of note are the established gardens and ample off road parking to the front.

- The elegant principal reception rooms together with the generous entrance hall provide ideal areas for formal entertaining. The drawing room is double aspect with a bay window incorporating doors opening to the rear terrace. The dining room has a square bay window to the front. Both these rooms have attractive open fireplaces.
- The sitting room is double aspect and also features an attractive fireplace.
- The modern kitchen/breakfast room has a range of wall and base units, including an original dresser. The adjoining utility room has additional storage cupboards, and space for appliances, together with direct access to outside.
- Completing this floor is a cloakroom with separate W.C.
- The cellar comprises a gym and a wine cellar.



- Arranged over the first floor are four well-proportioned bedrooms, one of which is served by an en suite bathroom, and another is currently being used as a library. There is also a family bathroom and separate W.C.
- The second floor landing comprises two further bedrooms, a bathroom and an impressive games room.
- The house is approached over a brick block drive which provides ample parking and leads to the attached garage. There is an area of lawn to one side, box balls and established mixed hedging to the perimeter. To the rear is a generous terrace providing an ideal area for al fresco entertaining with an attractive low brick wall and raised beds. A path leads to the level lawn which is flanked by well stocked shaped beds and to the rear of the garden is a majestic sweet chestnut tree.

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.

Directions

From our offices proceed down the High Street in a northerly direction and cross straight over the traffic lights. Immediately after passing The Vine cricket ground on the right hand side take the next road on your right, and bear left on Vine Court Road. Go straight over the crossroads with Avenue Road and 18 Vine Court Road is the third house on your right.

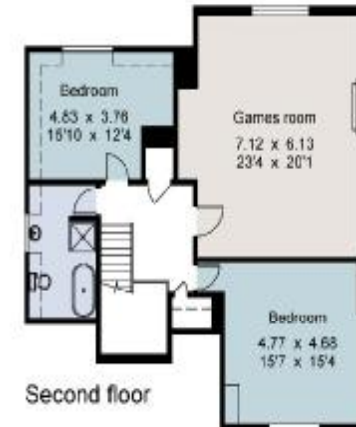
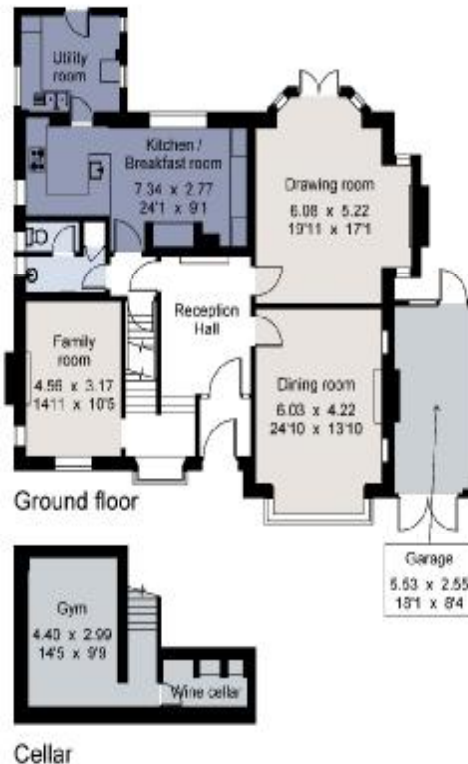




18 Vine Court Road, Sevenoaks, Kent, TN13 3 UY
 Gross Internal Area 4258 sq ft, 395.6 m²

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18 Vine Court Road, Sevenoaks
 Gross internal area (approx) 395.6 sq m/ 4258 sq ft
 Garage 14.1 sq m/ 151 sq ft
 Total 409.7 sq m/ 4409 sq ft



--- reduced headroom below 1.5m / 5'0

For identification only - Not to scale
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Energy Efficiency Rating		Current	Potential
Top energy efficient - lower running costs			
90-100	A		
81-89	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
1-40	G		
Not energy efficient - higher running costs			
		61	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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