



Attractive family home set in established gardens with a studio, well located for the station and town.

11 Beacon Rise, Sevenoaks, Kent, TN13 2NJ

£1,375,000 Freehold



- Well-presented family home • Popular residential road
- Established gardens • Detached studio
- Sevenoaks station approx.. 1.4 miles
- Sevenoaks town approx. 1.5 miles

Local Information

- Comprehensive Shopping: Sevenoaks (1.5 miles). Bluewater Shopping Centre (18 miles).
- Mainline Rail Services: Sevenoaks (1.4 miles) to Charing Cross, Cannon Street and London Bridge.
- Primary Schools: Various in Sevenoaks, Seal, Sundridge and Otford.
- Secondary Schools: Weald of Kent Girls Grammar, Knole Academy and Trinity Schools in Sevenoaks. Weald of Kent and Tonbridge Girls Grammars and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge, Walthamstow Hall, The Granville and Sackville Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. Fosse Bank in Hildenborough. The Schools at Somerhill, Hilden Oaks and Hilden Grange in Tonbridge.
- All distances are approximate.

About this property

11 Beacon Rise is an attractive family home dating from the late 1960s with well-proportioned accommodation, ideal for both entertaining and family living. The property is well presented throughout with an attractive neutral colour palette. Occupying a corner plot, the gardens surround the house with off street

parking and a garage to the front, with an impressive detached studio to the rear, offering additional accommodation. The property is well located for the station and town, being under 1.5 miles from both.

- The two reception rooms comprise a dining room and a triple aspect sitting room, which features an attractive fireplace and direct access to the rear garden.
- The kitchen is fitted with a comprehensive range of wall and base units with integral appliances and work surfaces incorporating a sink. The adjoining breakfast room has access to the rear garden, garage and leads to the utility room with additional storage cupboards and space for appliances.
- The generous hall, a study and cloakroom complete this floor.
- Arranged over the first floor are four well-proportioned bedrooms all with wardrobes and one is served by an en suite bathroom. A separate family bathroom completes this floor.
- To the front of the property is a drive providing parking and the integral double garage. There is a large area of lawn with well stocked beds and established hedging to the perimeter.
- The lawns continue around to the rear with a terrace providing an ideal area for al fresco entertaining. There is a further terrace and a detached studio with power and lighting connected offering additional accommodation or a home office. The gardens provide an attractive backdrop to the house and a high degree of privacy.

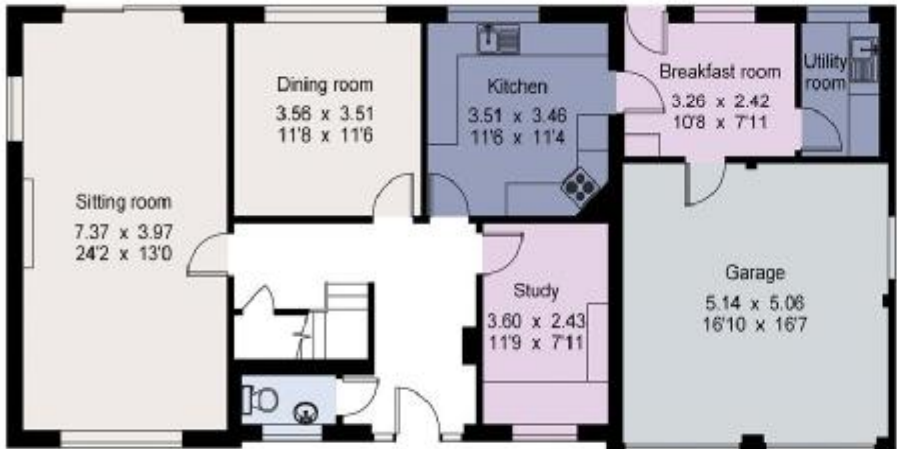
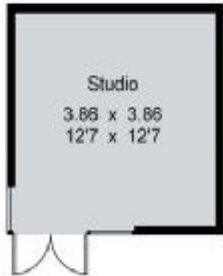




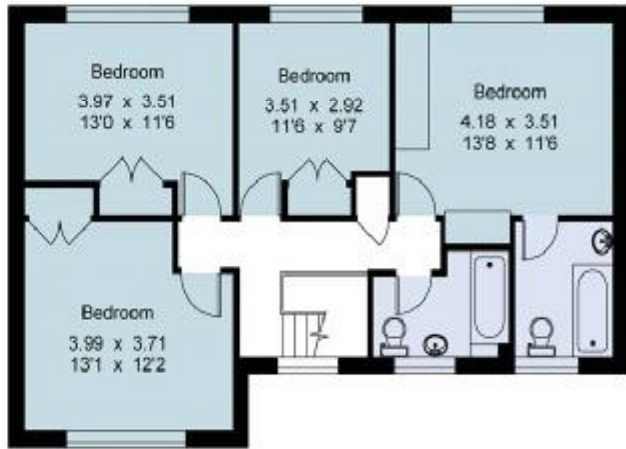
11 Beacon Rise, Sevenoaks, Kent, TN13 2NJ
Gross Internal Area 1851 sq ft, 172 m²

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11 Beacon Rise, Sevenoaks
Gross internal area (approx) 172.0 sq m/ 1851 sq ft
Studio 15.1 sq m/ 162 sq ft
Garage 26.0 sq m/ 279 sq ft
Total 213.1 sq m/ 2293 sq ft



Ground floor



First floor

For identification only - Not to scale
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Directions

From our Sevenoaks office, proceed south on the High Street towards Tonbridge. Opposite Sevenoaks School on the left, turn right into Oak Lane and proceed for approximately 0.8 miles. Turn right onto Brittain's Lane and shortly after passing The New Beacon School on the left, turn right into Beaconfields. Continue along turning right on to Beacon Rise where number 11 will be found at the end on the left.

Tenure Freehold

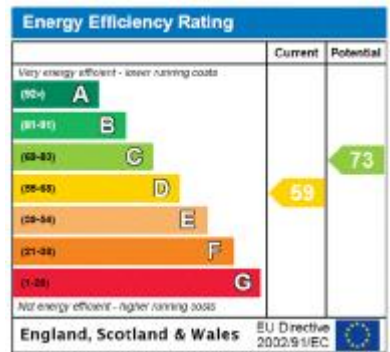
Local Authority

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.



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