



A fully refurbished and stylishly presented property with established gardens, situated within approx. one mile of this popular village.

**Dallington, London Road, Halstead, Sevenoaks, Kent, TN14 7DR**

£799,995 Freehold



- Spacious & versatile accommodation
- South-west facing rear garden • Ample off road parking
- Knockholt station approx. 0.4 miles (London Bridge from 30 mins)
- Orpington station approx. 3.2 miles
- Sevenoaks town approx. 6 miles

**Local Information**

Dallington is located within approx. one mile of the popular village of Halstead, which provides local amenities including a recreation ground, primary school, village shop, post office, village hall and church.

- Comprehensive Shopping: Orpington, Sevenoaks, Bromley and Bluewater.
- Mainline Rail Services: Knockholt (0.4 miles), Chelsfield (2.1 miles) and Orpington (3.2 miles) to London Cannon Street/London Bridge/Charing Cross.
- Primary Schools: Halstead and Knockholt.
- Grammar/State Schools: There are many highly regarded schools in Tonbridge, Orpington, Sevenoaks, Bromley and Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, The Granville, Solefields and New Beacon Preparatory Schools. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- Sporting Facilities: Various local golf clubs. Halstead and Knockholt Cricket Clubs. Sevenoaks Sports and Leisure Centre. Hockey, football and rugby in the Vine area of Sevenoaks.
- All distances are approximate.

**About this property**

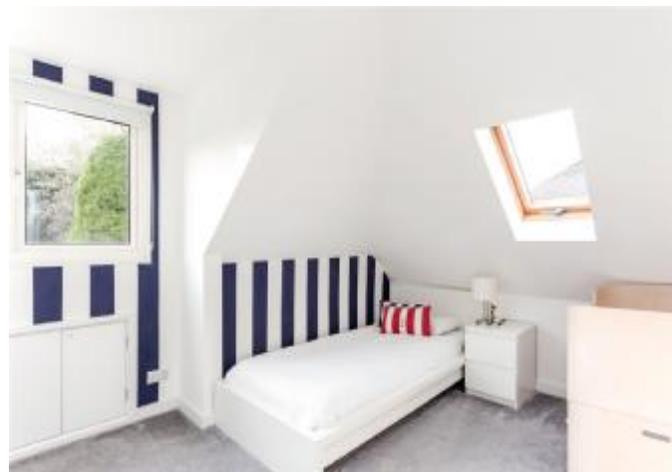
Dallington is a stylish presented property which has been refurbished throughout offering flexible accommodation arranged over two floors. Features include a striking kitchen, contemporary

bathroom suites and modern decoration throughout. Also of note is the established gardens to the front and rear totalling about 0.2 acres, with a south-west facing terrace to the rear.

- The spacious sitting/dining room has direct access to the rear terrace and is adjacent to the impressive kitchen/breakfast room which is fitted with a range of wall and base cupboards and matching island unit. There are integral appliances and an adjoining utility room with additional storage.
- There is a playroom and an office, ideal for working from home.
- A bedroom with en suite shower room is located on the ground floor together with a well-appointed family bathroom.
- Arranged over the first floor are three well-proportioned bedrooms. One of which is served by a stylish en suite shower room.
- A herringbone brick drive leads to the front of the house and provides parking. There is an area of lawn with established mixed hedging to the perimeter providing screening.
- The rear south-west facing garden features a generous paved terrace ideal for al fresco entertaining and leads to the lawn which stretches the length of the plot. Within the garden is a useful shed providing storage.

**Lapsed planning:** 16/02454/PAE  
Prior notification of a single storey rear extension which extends 8m beyond the rear wall of the original dwelling house with a maximum height of 4m and eaves height of 3m.





Dallington, London Road, Halstead, Sevenoaks, Kent, TN14 7DR  
 Gross Internal Area 1751 sq ft, 162.7 m<sup>2</sup>

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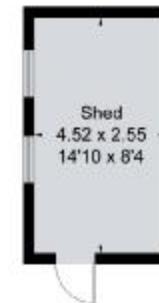
Approximate Area = 162.7 sq m / 1751 sq ft  
 (Excluding Shed)  
 Including Limited Use Area (6.7 sq m / 72 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 259407

**Directions**

From Sevenoaks proceed along London Road, continuing through Dunton Green. At the roundabout, take the third exit signposted Pohill and the A224. Continue on this road for approximately two miles, passing Polhill Garden Centre on the right. Continue for approx. one mile, and shortly after passing the turning for Watercroft Road on the left, Dallington can be found on the left.

**Tenure** Freehold

**Local Authority**

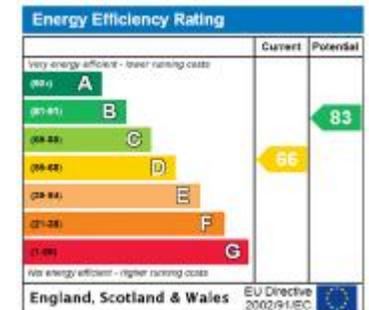
Sevenoaks District Council

**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.



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