



An attractive and well-proportioned family home with delightful landscaped gardens, situated in this sought after road.

**Englefield, Grassy Lane, Sevenoaks, Kent, TN13 1PN**

£1,475,000 Freehold







- Immaculately presented family home
- Well-located for station and schools
- Landscaped gardens • Attached garage
- Station approx. 1.3 miles
- High Street approx. 0.6 miles

#### Local Information

• Englefield is located on a popular residential road on the south side of the town, 0.6 miles from the High Street and 1.3 miles from the station.

• **Shopping:** Sevenoaks (0.6 miles), Tunbridge Wells (11.4 miles) and Bluewater (18.3 miles).

• **Mainline Rail Services:** Sevenoaks (1.3 miles) to Cannon Street/Charing Cross/ London Bridge.

• **Primary Schools:** Riverhead infant and Amherst junior schools. St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.

• **Grammar/State Schools:** Tonbridge and Tunbridge Wells.

• **Private Schools:** Sevenoaks, Sackville, Tonbridge and Walthamstow Hall Public Schools. Various Preparatory Schools in Sevenoaks and Tonbridge. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

• **Leisure Facilities:** Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels Golf and Fitness centre

in Hildenborough. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks.

• All distances are approximate.

#### About this property

Englefield is a stylish and well-presented modern family home located in a sought after area of Sevenoaks, ideal for the High Street, station and schools. The property benefits from an impressive bespoke kitchen/family room and modern bathroom suites, together with attractive landscaped gardens and a driveway to the front providing parking for several cars.

• The entrance hall with stairs rising leads to the sitting room which has a feature fireplace and bi-fold doors to the terrace.

• A delightful dining room with a bay window is situated at the front of the property.

• There is an impressive kitchen/family room with a range of bespoke base and wall units with integral appliances and views to the rear garden. The breakfast area with bi-fold doors to the





garden provides a versatile entertaining space. A utility room with space for appliances is conveniently situated off the kitchen/family room and provides side access to the garden.

- There is a convenient study with Fibre broadband connected and an outlook to the front.

- A cloakroom and separate coats and under stair cupboards completes the ground floor accommodation.

- Underfloor heating, with individual room control is installed downstairs. The first floor has radiators to the landing and each bedroom, while the bathrooms have heated towel rails and individually controlled underfloor heating.

- Arranged over the first floor are four well-proportioned bedrooms, all with fitted wardrobes. The principal bedroom benefits from a walk-in wardrobe/dressing room and an en suite bathroom and another is served by a modern en suite shower room.

- The well-appointed family bathroom and a double door accessing an airing cupboard with hanging and shelving completes the accommodation.

- The house is approached over a driveway which provides ample parking, with a lawn bordered by well-stocked flowerbeds and a

raised rose bed. There is also an attached garage with a door to the rear.

- The rear garden features a generous paved terrace providing an excellent area for al fresco entertaining. Steps lead to an area of lawn, and rise to a delightful seating area amongst planted shrubs and trees. Wooden boarded fencing encloses the garden providing privacy.

- Also of note are the solar panels installed on the rear roof which have a positive impact on the overall electricity costs of the property.

#### **Tenure**

Freehold

#### **Local Authority**

Sevenoaks District Council

#### **Energy Performance**

EPC = B

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone:

+44 (0) 1732 789 700.





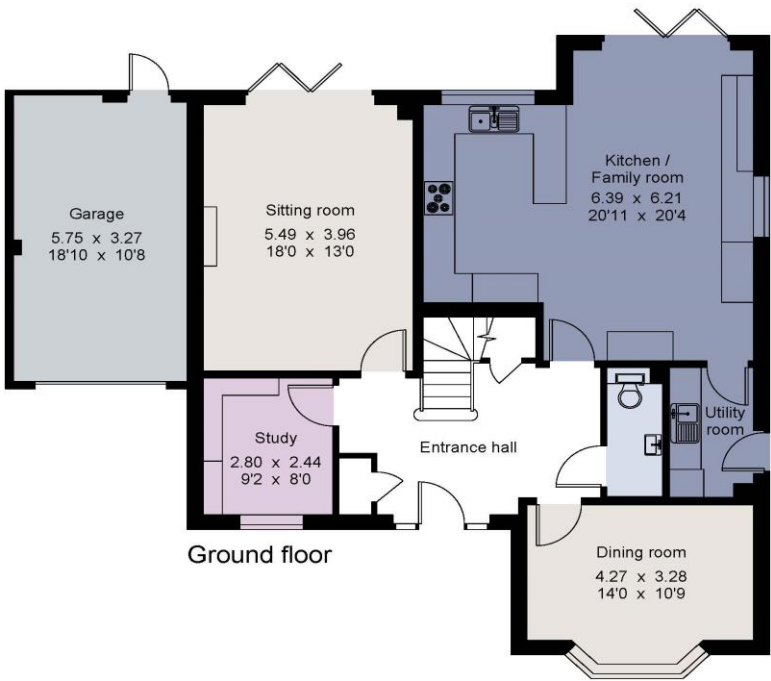




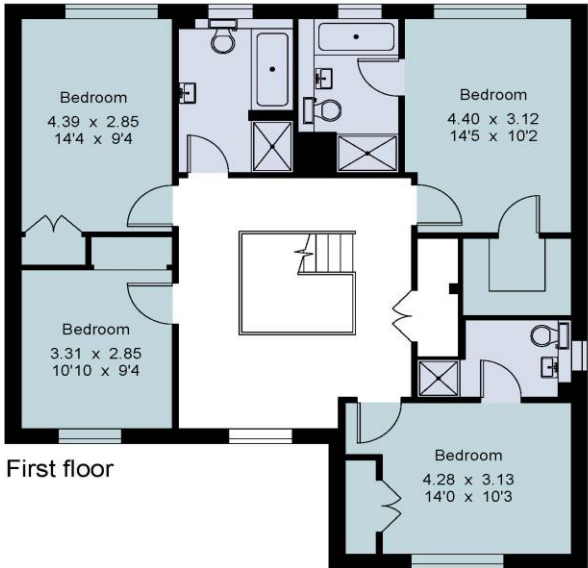
Englefield, Grassy Lane, Sevenoaks, Kent, TN13 1PN  
Gross Internal Area 2,190 sq ft,/ 203.5 m²  
Garage 206 sq ft / 19.2 m²  
Total 2,397 sq ft / 222.7 m²

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Englefield, Sevenoaks  
Gross internal area (approx) 203.5 sq m/ 2190 sq ft  
Garage 19.2 sq m/ 206 sq ft  
Total 222.7 sq m/ 2397 sq ft



Ground floor




First floor

For identification only - Not to scale  
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Directions

From our office in Sevenoaks proceed in a southerly direction towards Sevenoaks School. Turn right just after the pedestrian crossing into Oak Lane. Continue along Oak Lane and turn left onto Grassy Lane where Englefield will be found along on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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