



Contemporary newly built family home situated in this sought after private road.

23A Woodside Road, Sevenoaks, Kent, TN13 3HF

£1,995,000 Freehold





- Stylish new build detached house
- High specification throughout
- New Wave AV installed
- Build Zone 10 year warranty
- Luxury Stonehams kitchen
- Stylish bathrooms incorporating Duravit, Dansani & Hans Grohe fittings
- Off road parking
- Landscaped gardens
- Sought after location
- Sevenoaks station approx. 0.5 miles
- High Street under 1 mile

Local Information

• Comprehensive Shopping: Sevenoaks (0.7 miles) and Bluewater (16.5 miles).

• Mainline Rail Services:

Sevenoaks (0.5 miles) to London Bridge/Charing Cross/Cannon Street.

• Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.

• Secondary Schools: Knole Academy, Weald of Kent Grammar and Trinity Schools in Sevenoaks. Wrotham School. 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 and Sackville Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall, the Granville 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.

- 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 and rugby in the Vine area of Sevenoaks.
- All distances are approximate.

About this property

23A Woodside Road is a striking new build family home completed this year with a high specification throughout. The accommodation offers well-proportioned living space arranged over three floors, ideal for modern family living. Salient points include a bespoke Stonehams kitchen, stylish bathroom suites featuring Duravit, Dansani and Hans Grohe fittings, versatile living space together with flagstone tiled and engineered wooden flooring, with underfloor heating to the ground and first floor. The convenient situation is highly sought after being striking distance from schools, station and town.

- The well-proportioned living room is accessed via glass panel double doors and has a feature fireplace with a wood burning stove and large windows to the front.



- The double aspect kitchen/dining/ family room comprises a bespoke fitted Stonehams kitchen incorporating a range of base and wall units with integral appliances and a matching island with integrated hob. The open plan space and double set of bi-fold doors leading to the terrace provide an excellent space for both entertaining and family living.

- The adjoining utility room provides further storage cupboards with space for appliances.

- A study and WC complete the ground floor accommodation.

- From the entrance hall stairs with contemporary glass balustrades rise to the first floor where the impressive principal bedroom suite is situated with a stylish en suite bathroom, a dressing room and sliding doors opening from the bedroom to a balcony to the rear.

- Two further well-proportioned bedrooms with en suite shower rooms and a stylish family bathroom complete the first floor.

- The second floor completes the accommodation with two bedrooms, a family bathroom and eaves storage.

- The property is accessed over a paved driveway providing off road parking for several cars, with a delightful area of lawn and side access to the rear garden.

- The split level south facing rear garden features a paved terrace with steps rising to an area of enclosed landscaped gardens with close boarded fencing providing privacy.

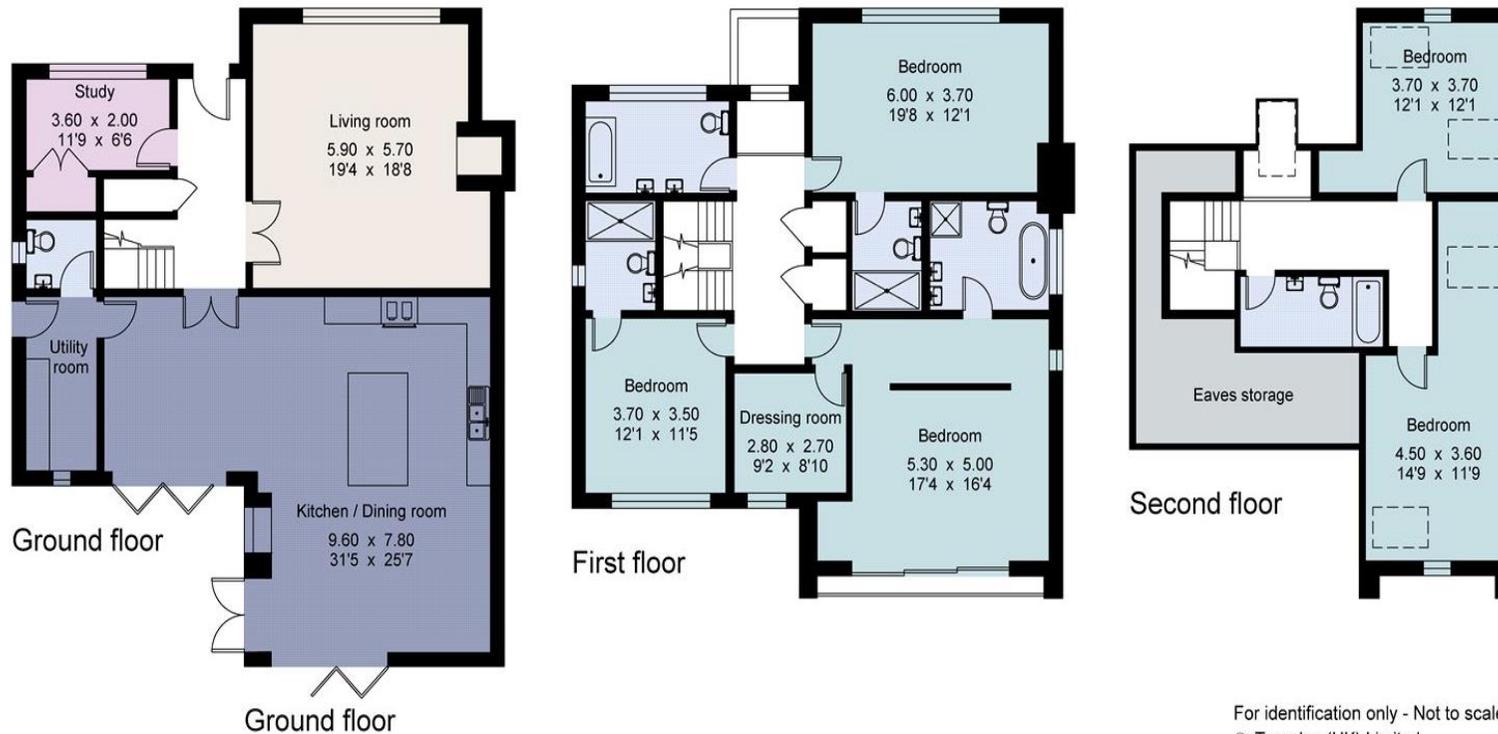




23A Woodside Road, Sevenoaks, Kent, TN13 3HF
 Gross Internal Area 3,347 sq ft, 310.9 m²

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23a Woodside Road, Sevenoaks
Gross internal area (approx) 311.0 sq m/ 3347 sq ft



For identification only - Not to scale
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Local Authority
 Sevenoaks District Council

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

Directions
 From Sevenoaks town centre, proceed in a northerly direction along London Road. Immediately after passing the station turn right on to Hitchen Hatch Lane. Continue for approx. half a mile and turn left on to Woodside Road and 23a will be found along on the left hand side after approx. 0.3 miles.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	85	89
(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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