



Light & well-proportioned detached family home, superbly located for station, schools & town.

27 Knole Way, Sevenoaks, Kent, TN13 3RS

Guide Price £1,150,000 Freehold





- Excellent central Sevenoaks location
- Versatile & well-proportioned accommodation
- High Street approx. 0.5 miles by footpath
- Lady Boswell Primary School approx. 0.1 miles by footpath
- Station approx. 0.7 miles
- Superb south-east facing rear garden
- Integral double garage

About this property

27 Knole Way is a bright, well-presented and well-proportioned detached family home, occupying a central location on a sought after residential road in central Sevenoaks. The property comes to the market for the first time in 25 years and offers the incoming purchaser the opportunity to modernise and update, subject to the necessary building consents. Of particular note are the superb south-east facing gardens, integral double garage, together with the property's excellent proximity to the station, popular schools and the High Street.

- The principal reception rooms comprise a spacious, double aspect sitting room with a bay window and an attractive fireplace and a dining room with sliding doors to the adjoining conservatory, which has access to and lovely views to the rear garden. There is also a study.

- The bright kitchen/breakfast room has an attractive view to the garden and is fitted with a comprehensive range of wall and base units, with integral appliances. An adjoining utility room provides further storage and access to outside.

- Also on this floor is a well-proportioned bedroom, which benefits from built-in storage and served by a well-appointed en suite bathroom with a separate shower.

- A cloakroom completes this floor.

- Arranged over the first floor are three further bedrooms, two with built-in storage.

- A family bathroom completes the accommodation.

- The property is approached via a driveway, providing ample parking and leading to the integral double garage. An area of lawn and a graveled bed planted with a variety of herbaceous shrubs flank the driveway and are retained by a low brick wall.

- The south-east facing rear garden is a real feature and provides a wonderful backdrop to the property. A generous paved terrace is an ideal area for al fresco entertaining and features raised beds and two sets of steps leading to the level area of lawn. The garden is enclosed by deep, established borders planted with a wide variety of perennials, herbaceous shrubs and specimen trees, all providing year round interest and a high degree of privacy. There is also a garden implement store. In total, the plot amounts to about 0.2 of an acre.



Local Information

- Comprehensive Shopping: Sevenoaks (0.4 miles and Bluewater (17.5 miles).

- Mainline Rail Services: Sevenoaks (0.7 miles) to London Bridge/Cannon Street/Charing Cross/Waterloo.

- Primary Schools: Lady Boswell's CEP School (0.1 miles), St Thomas' RCP, St John's CEP, and Sevenoaks CP.

- Grammar/State Schools: Sevenoaks, Tonbridge & Tunbridge Wells.

- Private Schools: Granville, Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

- Sporting Facilities: Knole Park Golf Club (0.7 miles), Wildernesse Golf Club, Sevenoaks. Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, football and rugby in the Vine area of Sevenoaks.

- All distances are approximate.

Tenure

Freehold

Local Authority

Sevenoaks District Council

Council Tax

Band = G

Energy Performance

EPC Rating = C

Directions

From Sevenoaks town centre proceed in a northerly direction along the High Street to the traffic lights. Continue over the traffic lights and then bear right onto Seal Hollow Road. After approx 0.1 of mile, turn right onto Plymouth Drive, then turn right onto Knole Way. No 27 will be found at the end of the road on the left hand side.

Viewings

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

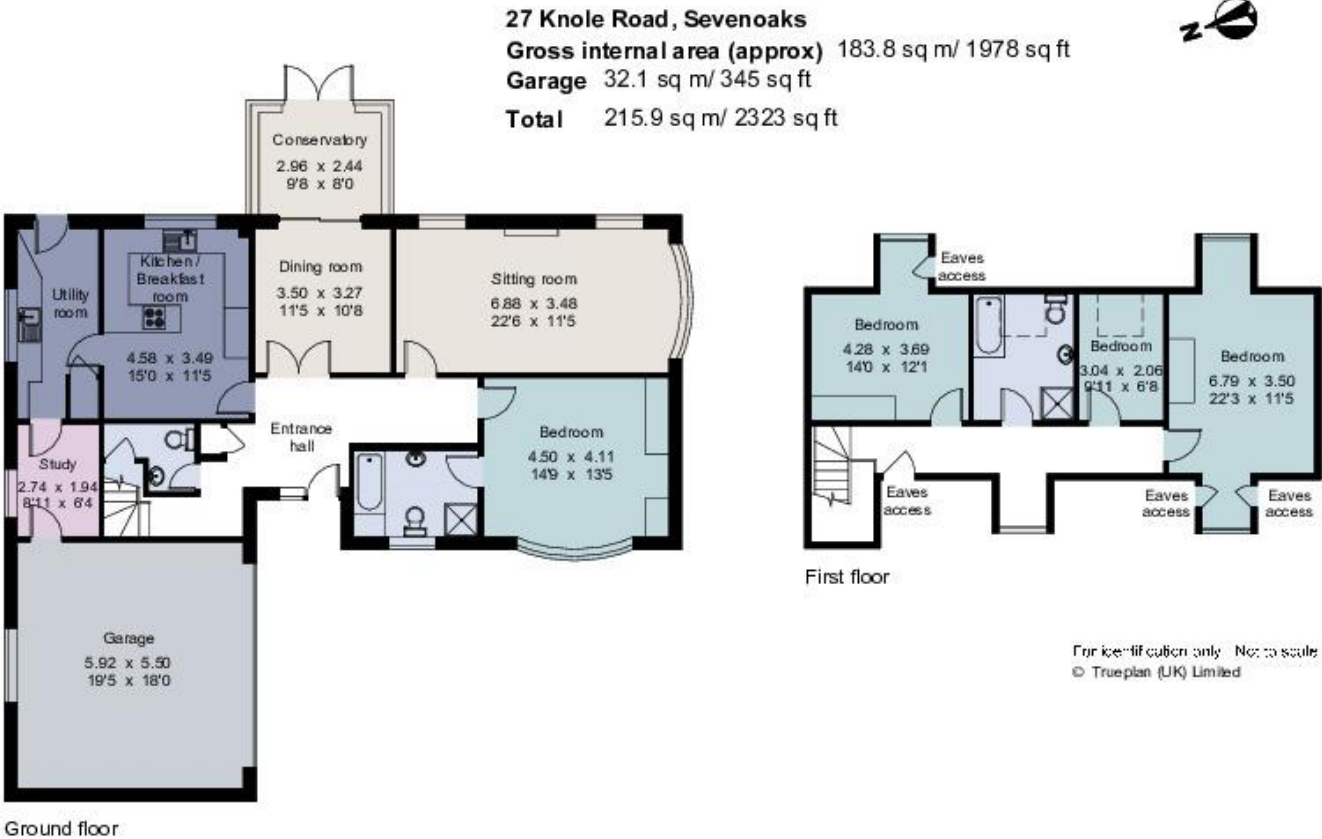




27 Knole Way, Sevenoaks, Kent, TN13 3RS
Gross Internal Area 1978 sq ft, 183.8 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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