



Charming three bedroom apartment of character forming part of an impressive period building, well-located in central Sevenoaks.

Flat G, Vine Lodge, Holly Bush Lane, Sevenoaks, Kent, TN13 3XY

Guide Price £750,000 Share of Freehold (Lease Expiry June 2985)



- Excellent central location
- Character features throughout
- Well-proportioned living space
- Sevenoaks station approx. 0.8 miles
- High Street approx. 0.2 miles
- Garage & visitors parking
- Communal gardens

About this property

Flat G, Vine Lodge is a stylishly presented first floor apartment of character and charm, set in a superb location for the High Street, station, The Vine and Knole Park, and forms part of this impressive sandstone period property. The apartment is well-presented throughout and benefits from high ceilings, multi pane sash windows and decorative radiator covers. Also of note are the views towards the North Downs and The Vine.

- The elegant communal entrance hall is accessed via a telephone entry system with stairs rising to a galleried landing, leading to Flat G on the first floor.
- The superb double aspect sitting/dining room is ideal for entertaining with high ceilings and a decorative fireplace with an attractive marble surround and a wooden mantel.
- The well-appointed double aspect kitchen is fitted with a comprehensive range of wall and base cupboards with integral appliances.
- The light and spacious principal bedroom enjoys a double aspect with views over the gardens.
- The adjoining stylish bathroom features a free standing bath with claw feet with handheld shower.

- There are two further double bedrooms, one of which benefits from an en suite shower room and a built-in storage cupboard, and one is currently being utilised as an office.
- Vine Lodge is approached via an impressive stone pillared entrance with parking areas and communal gardens. The apartment has a garage and allocated parking. The well maintained communal gardens sit to the front and rear of the property with areas of lawn interspersed with shrubs and trees.

Local Information

• Comprehensive Shopping:

Sevenoaks (0.2 mile) Tunbridge Wells (12 miles) & Bluewater (18 miles).

• Mainline Rail Services:

Sevenoaks (0.8 mile) to London Bridge/Charing Cross/Cannon Street/Waterloo East.

- **Schools:** There are many highly regarded schools in the area, both state and private.

• **Leisure Facilities:** Sevenoaks Bowling Club. Hollybush Tennis Centre. Sevenoaks Tennis Club. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Sevenoaks leisure centre. Cricket, rugby, football and hockey in the Vine area of Sevenoaks.

- All distances are approximate.



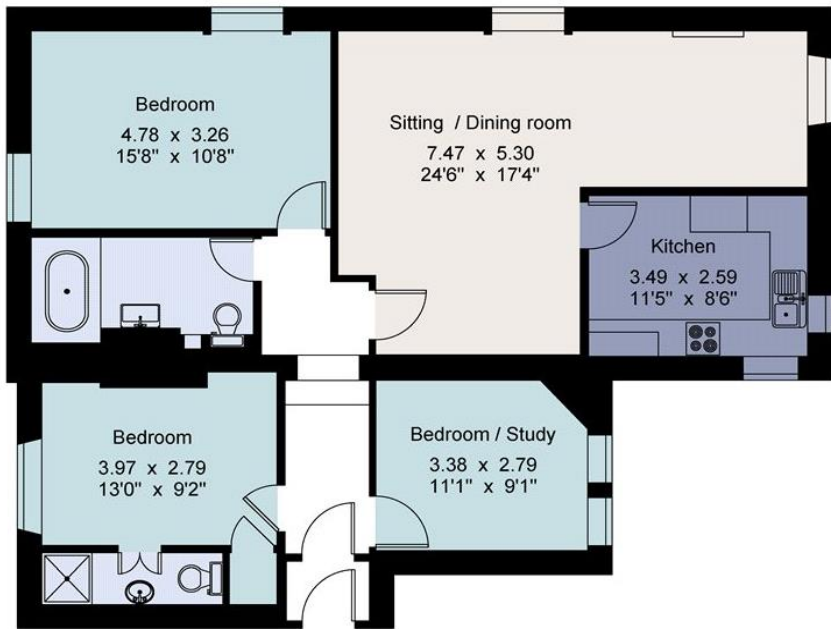


Flat G, Vine Lodge, Holly Bush Lane, Sevenoaks, Kent, TN13 3XY
Gross Internal Area 1,061 sq ft, 98.6 m²
Garage 145 sq ft, 13.5 m²
Total 1,206 sq ft, 112.1 m²

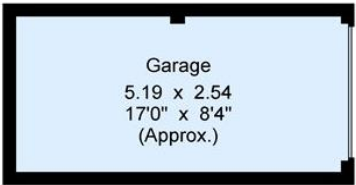


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Flat G Vine Lodge, Sevenoaks
Gross internal area (approx) 98.6 sq m/ 1061 sq ft
Garage 13.5 sq m/ 145 sq ft
Total 112.1 sq m/ 1206 sq ft



First floor



For identification only - Not to scale
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Tenure
Share of Freehold (Lease Expiry June 2985)
Local Authority
Sevenoaks District Council. Band 'D'
Ground Rent
£50 per annum
Service Charge
£178.13 monthly and £36.68 monthly contribution to reserve fund
Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Directions
From our office on Sevenoaks High Street, proceed in a northerly direction along Sevenoaks High Street passing through the traffic lights. Bear right onto Seal Hollow Road and take the slip road on the left immediately alongside the Vine Cricket Ground. Continue straight over the crossroads and turn immediately right into Vine Lodge.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	82
(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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