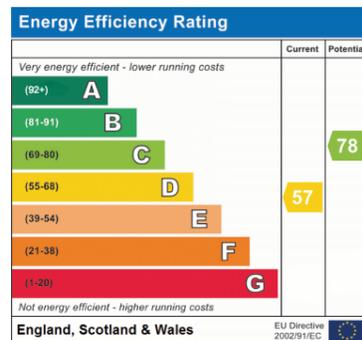


Total area: approx. 151.4 sq. metres (1630.0 sq. feet)
 This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



RANLEA, 8 GREYSTONE PARK, SUNDRIDGE, SEVENOAKS, KENT TN14 6EB

Embraced by the tranquillity of Greystone Park in Sundridge, this well-maintained, detached three-bedroom residence offers a harmonious blend of comfort, space, and potential. Set on a generous plot of approximately 0.325 acres, the home enjoys expansive gardens that offer privacy and a peaceful outdoor haven. Built in the 1950s, the property presents an exciting opportunity for the incoming purchaser to update and personalise to their taste, with potential to extend subject to the necessary planning consents. Located on a quiet no-through road, this charming home offers a rare combination of seclusion, character, and scope for enhancement in one of Sundridge's most desirable settings.

Entrance Hall ■ Sitting Room ■ Kitchen Breakfast Room ■ Two cloakrooms ■ Attached garage and utility area ■ 3 bedrooms ■ Shower room ■ Sun room ■ Generous 1/3 acre plot ■ Lovely gardens to front and rear

PRICE: OFFERS IN REGION OF £925,000 FREEHOLD

SITUATION

The property is within 0.5 miles of Sundridge, a small village on the outskirts of Sevenoaks. The village has an excellent Independent Day School, Radnor House. It also has a convenience store, medical centre, village hall and public house. The area is renowned for its excellent selection of schools. In addition to Radnor House, there are primary schools in Sundridge, Brasted and Chevening as well as Amherst Primary and Riverhead Infants in Riverhead. Sevenoaks has secondary school options including Trinity and Knole Academy, the renowned Sevenoaks school and grammar annexes for boys and girls. Further grammar schools can be found in Tonbridge and Tunbridge Wells, both easily reached by bus or train. Sevenoaks (approx. 4 miles) offers a wide range of shops, cafes, pubs, restaurants and other facilities including The Stag cinema/theatre, Waitrose supermarket and M&S clothes and food store. There is also a leisure centre and various sports clubs. Sevenoaks mainline station (approx. 3.3 miles) serves London Charing Cross and Cannon Street with fast and frequent services (London Bridge from about 22 minutes). The M25 is easily accessed at Chevening (approx. 1.3 miles), providing access to the motorway network, Gatwick, Heathrow and Stansted Airports, Bluewater, Dover and the Channel Tunnel Terminus.

DIRECTIONS

From Sevenoaks station head towards Riverhead and at the first roundabout bear left onto the A25. Follow the road through Bessels Green and continue along the A25 into the village of Sundridge. At the traffic lights, turn left into Church Road and after about half a mile, turn right into Greystone Park and the property will then be found on the right.

GROUND FLOOR

ENTRANCE PORCH

6' 0" x 5' 6" (1.83m x 1.68m) Tiled floor, double glazed window to side, door to cloakroom, door to entrance hall.

CLOAKROOM

5' 3" x 3' 1" (1.60m x 0.94m) Low level W.C., small vanity unit, half tiled walls, opaque double glazed window to front.

ENTRANCE HALL



11' 6" x 8' 1" (3.51m x 2.46m) Doors to sitting room and kitchen/breakfast room, turning staircase to first floor.

KITCHEN/BREAKFAST ROOM

16' 8" x 12' 1" (5.08m x 3.68m) Fitted with wall and base units, worktops, Bosch double oven, Zanussi hob, extractor fan, integrated slimline dishwasher, peninsular breakfast bar, 1 1/2 bowl sink unit, space for small table and chairs, radiator, display shelves double glazed picture window overlooking the lovely garden, cupboard housing Vaillant gas fired boiler.

SITTING ROOM



21' 7" x 12' 1" (6.58m x 3.68m) Double glazed picture windows to front and rear, radiator, brick fireplace housing gas fire, door to sun room.

SUN ROOM



14' 9" x 8' 6" (4.50m x 2.59m) Windows to three sides, double glazed patio doors to garden.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, airing cupboard, double glazed window to front.

BEDROOM 1



12' 1" x 11' 2" (3.68m x 3.40m) Double glazed window to rear, radiator, fitted and built in wardrobe cupboards.

BEDROOM 2

12' 1" x 10' 6" (3.68m x 3.20m) Double glazed window to front, radiator, fitted and built in wardrobe cupboards.

BEDROOM 3



12' 1" x 6' 10" (3.68m x 2.08m) Double glazed window to rear, radiator, fitted and built in wardrobes and cupboards.

SHOWER ROOM



12' 4" x 6' 8" (3.76m x 2.03m) Fitted with a white suite comprising walk in shower, vanity unit, low level W.C. heated towel rail, fitted furniture, fully tiled walls, two opaque double glazed windows to front.

OUTSIDE

GARAGE

30' 11" x 14' 5" (9.42m x 4.39m) Up and over door to front single detached garage opens to utility area with stainless steel sink unit, plumbed and space for washing machine and tumble dryer, door to front, door to garden and door to cloakroom. Cloakroom, low level W.C., wash hand basin, double glazed window to rear.

FRONT

There is comprehensive block paved driveway to front with lawns and established shrubs, outside lighting.

REAR GARDEN



The plot is circa 0.325 acres and has been beautifully cared for predominantly laid to lawn with mature planting and screening and sculptured beds with considerable patio for entertaining

COUNCIL TAX BAND G - £3,800.75 (2024/25).