



31 BULLFINCH LANE, SEVENOAKS, KENT TN13 2EB

The unassuming facade of this 1930's 4 bedroomed detached Arts and Crafts chalet bungalow hides a thoughtfully designed and improved home with a classic bespoke style. Attention to detail from top to bottom inside and out show how the property compliments modern day living with a timeless sophistication. Bespoke oak windows, doors and flooring embellish the tasteful decor and bespoke fittings which include a kitchen with every thought catered for, a sitting room with wood burning stove, dining room leading out to the beautiful 200ft rear garden which further enhances this incredible opportunity.

Adaptable accommodation ■ 4 bedrooms (two downstairs) ■ Two Bathrooms (one downstairs) ■ Sitting room with wood burning stove ■ Dining Room ■ Bespoke fitted kitchen/breakfast room ■ Car charging point and off street parking ■ Beautiful 200ft rear garden ■ Mains pressure hot water ■ Fibre internet ■ Security alarm

PRICE: GUIDE PRICE £1,200,000 FREEHOLD

SITUATION

The property is conveniently located within easy reach of Sevenoaks mainline railway station (Charing Cross, Cannon Street, London Bridge or Waterloo (28-36 mins). Riverhead offers varied shops and a Tesco 24 hour superstore. The property is in the catchment area of Riverhead Infants School (ages 5-8) and Amherst Primary (ages 8-11). Riverhead is a "Beacon School" and Amherst is a "National Curriculum Award School". Both are on the continuation of Bullfinch Lane and a few hundred yards walk. The New Beacon (Boys) and Granville (Girls) prep Schools are also within short reach. 16th Century Knole Park (National Trust) with varied family walks is close to Sevenoaks town centre. Chipstead Common is within a short walk as is Chipstead Lake for sailing and Chipstead Tennis Club. The town of Sevenoaks with its good shopping facilities, library, cinema, theatre, swimming pool complex is about one mile distant. Access onto the A21/M25 for London, the coast, Gatwick and Heathrow airports is within a short drive.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction to the traffic lights, turn left (Pembroke Road) and proceed to the traffic lights. Turn right (London Road) and continue into Riverhead. At the first roundabout go straight over and at the second mini roundabout straight over again. Bullfinch Lane is a turning on the left hand side as the road bends sharply and the property can be found half way along on the right hand side right side.

ENTRANCE HALL

Bespoke arts & crafts style front door leading from entrance porchway into lovely entrance hall with engineered oak floor, cupboard housing electric meter, picture lighting, understairs storage, cupboard housing water softener, bespoke oak staircase to first floor.

BEDROOM



Window to front, feature radiator, fitted wardrobes to one wall.

STUDY/BEDROOM



Window to front , feature radiator, oak floor.

SITTING ROOM



Limestone fireplace with log burner and slate hearth, windows to side, scene lighting, bespoke arts & crafts style fitted bookcase and cupboards double doors to entrance hall open to dining room.

DINING ROOM



Oak French doors to garden, radiator, oak floor, double doors to kitchen.

KITCHEN/BREAKFAST ROOM



Beautifully fitted bespoke kitchen with oak wall and base units, granite worktops, island feature, 1 ½ bowl butler sink with Quooker hot water tap, pull out drawers, Neff dishwasher, AEG warming oven, Siemens induction hob, Neff extractor fan, handmade copper backsplash, Neff oven and microwave oven. Tall broom cupboard, utility sink, Capel wine fridge, integrated larder with marble shelves, rounded corner cupboards, porcelain tiled floor with under floor heating, scene lighting, feature radiator, windows and door to rear.

UTILITY ROOM

Door and windows to front, storage area, plumbing and space for washing machine and tumble dryer, space for secondary fridge freezer, consumer unit.

BATHROOM



Beautifully fitted with white suite comprising double ended bath, low level W.C., wash hand basin inset to cherry wood bespoke furniture and Travertine top, Travertine tiles and under-tile heating, heated mirror, towel radiator, windows to side.

FIRST FLOOR

LANDING

Half landing feature with bespoke shelving and storage, automated Velux window, handrail lighting.

BEDROOM



Bespoke octagonal picture window to side framing a most lovely view, Velux windows with integrated blinds, entrance to eaves loft, freestanding radiator, fitted wardrobes.

BEDROOM



Double glazed window to front and side, fitted wardrobes, freestanding radiator, fitted desk.

SHOWER ROOM



Enclosed walk in shower with bespoke glass splashbacks, bespoke Spanish tiles with under-tile heating, vanity unit with granite top, heated mirror, towel radiator obscure double glazed window to side.

OUSIDE

REAR GARDEN



Beautifully landscaped 200ft long with sculptured beds paved patio to lawns and patio kitchen area with power, flush composite decking which enjoys the sun all day, stylish entertaining area, Established trees and shrubs bursting with interest and colour screening a large utility outbuilding, tool shed and potting shed.

FRONT GARDEN

Turning driveway well screened by established shrubs with ample parking and leading to main front door to side. Car charging point and side access door to Utility room.

COUNCIL TAX BAND F £3332