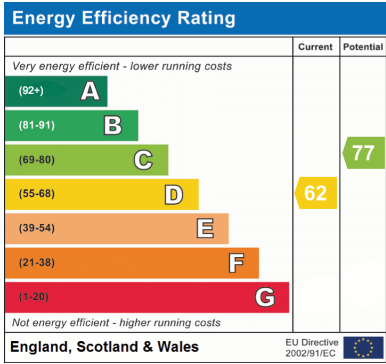
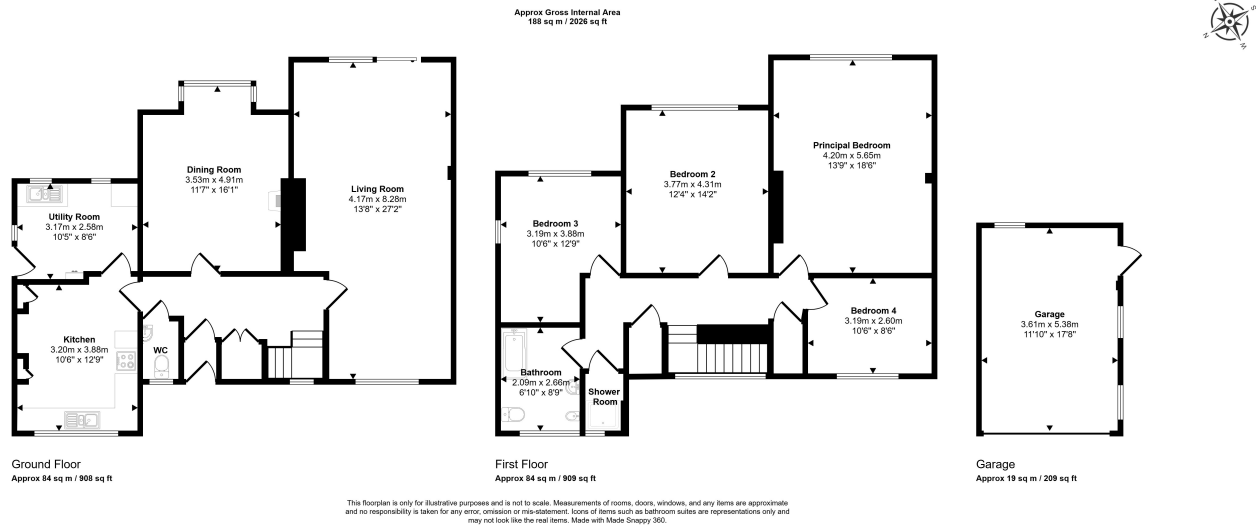




14 SERPENTINE ROAD, SEVENOAKS, KENT TN13 3XR

A rare opportunity to own a charming late 1920s half tile-hung detached home in a prime Sevenoaks location, within walking distance of highly regarded local schools, the town centre, and Sevenoaks mainline station. On the market for the first time in over 50 years and offered with no chain, this home features spacious living areas, four good-sized bedrooms, off-road parking, and heaps of potential and scope to enlarge. The fantastic south-east facing garden is a standout asset, as it is expansive, peaceful, and perfect for outdoor recreation. Not one to be missed!

Detached house in a prime position ■ Four bedrooms ■ South-east facing garden ■ Detached garage with private drive ■ Potential for enlargement subject to planning consents ■ Offers huge potential to update to personal taste and shape into one's dream home ■ Well-regarded primary, secondary, grammar and independent schools within walking distance ■ Walking distance of Sevenoaks town and mainline station ■ Plot extends to approximately 0.21 acres ■ NO CHAIN

PRICE: GUIDE PRICE £1,250,000 FREEHOLD



SITUATION

The property is situated in highly sought-after and convenient central Sevenoaks location. The residential Serpentine Road benefits from being walking distance of Sevenoaks mainline station (around 1 mile), which provides fast and frequent trains to London in as little as 23 minutes, and Sevenoaks town (0.8 miles).

Sevenoaks town centre offers a good range of shopping and leisure facilities, with a friendly mix of high-street names and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and cafés, Wednesday markets in Buckhurst Lane and Saturday markets at Blighs. There are many green spaces in the surrounding area, including Historic National Trust owned Knole House with its 1,000 acre deer park, which is within easy reach.

Sevenoaks provides the opportunity for excellent schooling both in the state and independent sectors. Well regarded primary schools in the local area include St John’s CE Primary school (0.2 miles), Lady Boswell’s CE Primary School (0.9 miles), and Sevenoaks Primary (1 mile). Popular secondary schools include the Trinity School, Weald of Kent Girls Grammar annexe and Tunbridge Wells Boys Grammar annexe (all 0.7 miles), the highly esteemed Sevenoaks School (1.3 miles) and Walthamstow Hall for Girls age 7 – 17 (0.4 miles). There are grammar schools for both boys and girls in Tonbridge and Tunbridge Wells.

Access to the M25 motorway just to the west of Sevenoaks at Chevening, Junction 5 is within a short drive. Please note that all stated distances are approximate.

DIRECTIONS

From Sevenoaks High Street, proceed in a northerly direction through the Pembroke Road traffic lights, turning first right into Seal Hollow Road. Keeping right proceed down the hill and continue for a short distance. Take a left hand turning into Bayham Road and then take the second turning on your right into Serpentine Road. Continue a short distance and Number 14 can be found on the right hand side.

GROUND FLOOR

COVERED PORCH

Outside light, sloped tiled roof, oak front door.

ENTRANCE HALL

Obscure glass multi-paned door to hallway, carpet.

HALLWAY



Doors to living room, kitchen, dining room and cloakroom, stairs up to first floor, carpet, radiator, obscure window to the front. There are two understairs cupboards, one utilised as a coat cupboard with an automatic light, the other for useful storage.

LIVING ROOM

4.17m x 8.28m (13' 8" x 27' 2") Generous living space with double glazed windows to the front, sliding door to the rear leading out to raised terrace and garden, currently carpeted but with original parquet flooring underneath, coving, two radiators.

DINING ROOM



3.53m x 4.91m (11' 7" x 16' 1") Square bay window to the rear, electric fire, plate rail, radiator, carpet.

KITCHEN



3.2m x 3.88m (10' 6" x 12' 9") Matching wall and base units with space for freestanding oven and fridge/freezer, part-tiled walls, stainless steel sink unit with mixer tap and single drainer, double glazed window to the front, wall-mounted gas boiler, radiator, cupboard housing gas meter, door to utility room, multi-paned door to hall.

UTILITY AREA

3.17m x 2.58m (10' 5" x 8' 6") Door to side, window to side, two windows to the rear. Wall and base units with stainless steel sink unit with single drainer and pillar taps, space for washing machine, radiator.

CLOAKROOM

Obscure window to the front, wall-mounted hand wash basin, low level WC, cupboard housing consumer unit.

FIRST FLOOR

LANDING

Double glazed window to the front, coving, doors to bedrooms, shower room and bathroom, radiator, hatch to loft, carpet. There are two cupboards, one housing the hot water cylinder with an automatic light, the other with shelving.

PRINCIPAL BEDROOM

4.20m x 5.65m (13' 9" x 18' 6") Spacious principal bedroom with carpet, double glazed window to the rear, coving, radiator.

BEDROOM 2



3.77m x 4.31m (12' 4" x 14' 2") Double glazed window to the rear, radiator, coving, carpet.

BEDROOM 3



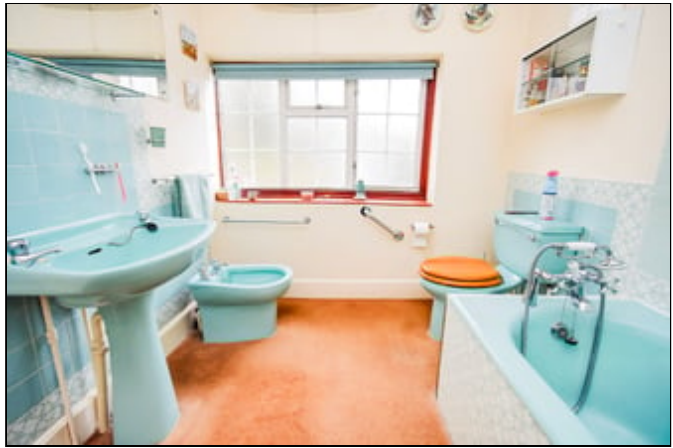
3.19m x 3.88m (10' 6" x 12' 9") Double glazed window to the rear and side, coving, radiator.

BEDROOM 4



3.19m x 2.6m (10' 6" x 8' 6") Double glazed window to the front, carpet, radiator, picture rail.

BATHROOM



2.09m x 2.66m (6' 10" x 8' 9") Blue suite with pedestal hand wash basin, bath with handheld shower attachment, bidet, low level WC, tiled splashback, There are wall-mounted mirrors and an obscure double glazed window to the front.

SHOWER ROOM

Cubicle with Mira shower, obscure window to the front, radiator, mirrored cabinet.

OUTSIDE

GARAGE

3.61m x 5.38m (11' 10" x 17' 8") Up and over garage door to the front, personal door to the side, two windows to the side and one to the rear, light, suspected asbestos roof but no testing has been done to our knowledge.

FRONT GARDEN

Shrubs, flowers and bushes, covered porch area, detached garage to side, pretty paving, side access each side via gates, parking area.

REAR GARDEN



A delightful, substantial south-east facing rear garden, sheltered with an array of shrubs, bushes and trees, with a large expanse of lawn, a patio area, raised terraces, storage areas, and an outside tap. The garden is a truly special feature of this property, and offers a fantastic space for family to enjoy.

AGENTS NOTE

We understand from the vendor that the property was underpinned in 1985, and this went from in front of the kitchen window, round the right hand side (facing) of the property, and along the rear. We understand that this would now be classed as historic. Building Regulation approval was obtained at the time. Council Tax: Band G (£4,101.47 2025/26 figure).