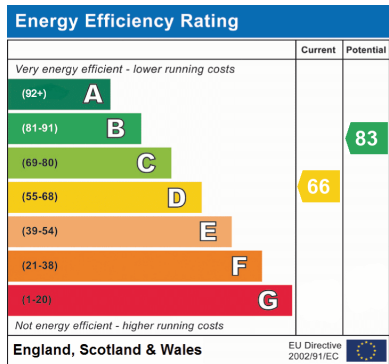


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.



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## LILAC COTTAGE, POUNSLEY ROAD, DUNTON GREEN, SEVENOAKS, KENT TN13 2XP

Private and peaceful, this well-presented characterful Victorian semi-detached home is tucked away on a private road, yet is within a short walk of local conveniences including Tesco, other nearby shops, sought-after schools, and Dunton Green railway station. The stylish interior is warm and inviting, and provides a spacious home with three double bedrooms, large family bathroom, main bedroom with en-suite, two reception rooms and a downstairs cloakroom. Private off-street parking is available to the side, while to the rear, the generously sized and sunny garden is perfect for outdoor entertaining or simply unwinding. Woodland walks and Sevenoaks Wildlife Reserve are right on the doorstep, and the property is move-in ready and ideal for families or commuters seeking both charm and convenience.

Three bedroom ■ Semi-detached ■ Victorian ■ Main bedroom with en-suite ■ Downstairs cloakroom ■ Parking on private driveway ■ Rear garden ■ Short walk from Dunton Green station ■ Quiet and peaceful position ■ Lovely local woodland walks and close to Sevenoaks Wildlife Reserve

PRICE: GUIDE PRICE £595,000 FREEHOLD



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SITUATION

Only a short walk away from the property is Sevenoaks Wildlife Reserve, providing calm lakes, woodland and marshes, walking trails, wildlife, an excellent visitor centre and elemental gardens, making it a beautiful space that can be enjoyed by everyone. Riverhead is a highly sought after village located on the fringe of Sevenoaks. Within walking distance of the property, the village features a popular Tesco superstore, a range of local shops, public houses and is generally renowned for its schooling. Commuter links are active with Dunton Green station, just a short walk from the property, and the mainline Sevenoaks station approximately 1.5 miles away. Additional commuter links include access to the A21 and M23/M25 at the Chevening and Morleys interchanges, which in tum provide access to London, Channel Tunnel, Dartford Tunnel, the South Coast, major airports and an international rail link at Ashford. The main town of Sevenoaks is approximately two miles in distance and features a comprehensive range of shops and facilities including restaurants, public houses, cafes and bars. The surrounding area offers a variety of sporting and recreational facilities including country walks, golf courses at Knole, Wildemesse and Nizels and sailing at Chipstead lakes. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and a lovely safe environment for children. There are educational facilities in both the state and private sector at all levels, spanning the areas of Sevenoaks, Tonbridge and Tunbridge Wells.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction to the traffic lights, turning left down Pembroke Road to the next traffic lights. Turn right down London Road, and continue into Riverhead. At the first roundabout go straight over and at the second mini roundabout straight over again in the direction of Dunton Green. Go straight over the next roundabout by the Tesco superstore and then take the next turning on your right into Pounsley Road. Continue under the railway bridge and follow the road round, and park in the available spaces. Lilac Cottage can be found on your left hand side.

GROUND FLOOR

ENTRANCE HALL

Stairs up to first floor, radiator, door to sitting room.

SITTING ROOM

3.91m x 3.58m (12' 10" x 11' 9") Log burner, picture rail, understairs storage cupboard, Amtico flooring, shelving in recess, twin double glazed windows to front.

KITCHEN



4.65m x 2.54m (15' 3" x 8' 4") Comprising matching wall and base units with solid wooden worktops, Rangemaster cooker with five ring gas hob and extractor over, fitted dishwasher, space for washing machine, space for freestanding fridge freezer, stainless steel sink inset to worktop with mixer tap, radiator. Amtico flooring, tiled splashback, double glazed window to side, and windows and door out to conservatory room.

CONSERVATORY



3.43m x 3.28m (11' 3" x 10' 9") Transformed by the current owners into a much more usable space, the conservatory has double glazed windows to the sides, French doors out to the pretty rear garden, a tiled floor and a door to the cloakroom.

CLOAKROOM

Low level WC, shelving, wall-mounted hand wash basin, Worcester gas fired wall-mounted boiler.

FIRST FLOOR

LANDING

Carpet, double glazed window to side, doors to bedrooms and family bathroom, stairs up to main bedroom.

BEDROOM



3.61m x 3.05m (11' 10" x 10' 0") Double bedroom with two double glazed sash windows to the front, large built-in wardrobe with hanging rail, picture rail, radiator, carpet.

BEDROOM

3.73m x 2.06m (12' 3" x 6' 9") Double glazed window to the rear, carpet, picture rail, radiator.

BATHROOM



Low level WC, pedestal hand wash basin, traditional claw foot roll top bath, wooden flooring, cupboard housing water cylinder, obscure double glazed window to rear.

SECOND FLOOR

LANDING

Stairs leading up to the second floor with a large Velux window to the front, fitted cupboards to one side of the landing, door leading to main bedroom.

BEDROOM



4.37m x 2.84m (14' 4" x 9' 4") Spacious main bedroom with two Velux windows to the front and rear, radiator, accessible eaves storage, carpet, door to en-suite.

EN-SUITE SHOWER ROOM



Refurbished by the current owners and comprising a step-in shower cubicle, extractor, low level WC, vanity unit, Velux window to the rear, feature tiling, eaves storage.

OUTSIDE

REAR GARDEN



A patio area ideal for al fresco dining and entertaining, with steps up to an area of lawn with planted borders and beds with an array of shrubs and flowers. There is a summerhouse with light and power, and an additional shed at the rear of the garden. There is rear access to the garden from a side gate accessed from the front of the property.

PARKING

Private driveway parking for one vehicle. EV Charger. Nearby additional parking available for Pounsley Road residents. Pounsley Road Private Road Charge: Circa £80.00 annually. Council Tax: Band D (approx. £2,409.76 2025/26 figure)