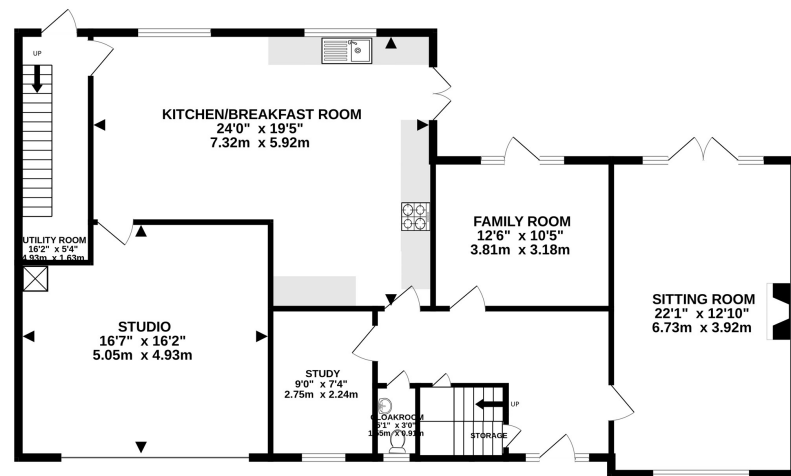
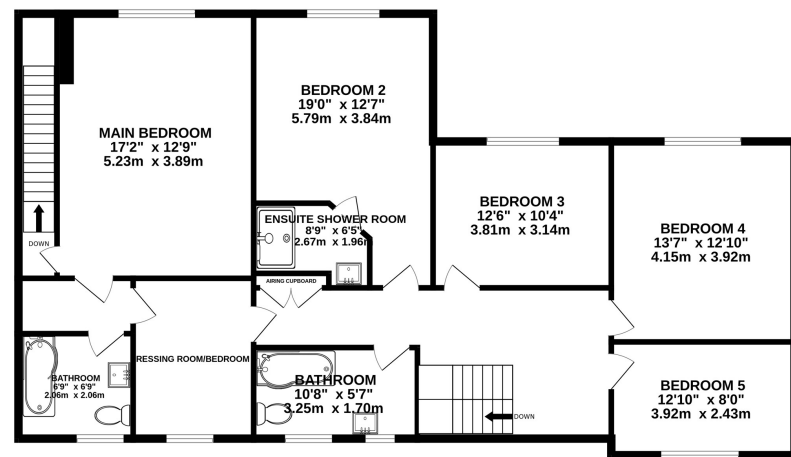


GROUND FLOOR  
1410 sq.ft. (131.0 sq.m.) approx.



1ST FLOOR  
1410 sq.ft. (131.0 sq.m.) approx.



TOTAL FLOOR AREA : 2820 sq.ft. (262.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	67	76
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### 11 WOODSIDE ROAD SEVENOAKS, KENT TN13 3HF

Standing in an elevated position, in this most desirable location, is this 5/6 bedroom, 1950's detached tile hung property. The entrance hall leads to a light, spacious accommodation which has been thoughtfully improved and presented. Outside has been professionally landscaped to provide ample parking, with lovely front and rear gardens. With wonderful far-reaching views, this stylish and sizable property has plenty to offer, all within a short walk of the station.

6 Bedrooms ■ 3 Bathrooms ■ Private Road ■ Contemporary kitchen/breakfast room ■ Elegant lounge ■ Family room ■ Study ■ Amazing, far-reaching views ■ Ample parking ■ Walking distance of Sevenoaks station

PRICE: £1,895,000 FREEHOLD

## SITUATION

The property is located in an elevated and quiet and convenient location on this sought-after private road in Sevenoaks. The house is in close proximity to Sevenoaks station with its mainline links to London Bridge, Waterloo East and Charing Cross, as well as Sevenoaks High Street with its range of shops, restaurants and supermarkets. There are some excellent schools in the local vicinity including Sevenoaks Primary, The Granville, Walthamstow Hall, Knole Academy, Trinity, Weald of Kent and Sevenoaks School. There are numerous leisure facilities including Knole park, golf at Wildemesse and Knole, Sevenoaks Leisure centre, The Vine and Hollybush. The house is well-placed 3.4 miles from Junction 5 of the M25 providing links to the national motorway network, Gatwick, Stansted and Heathrow Airports, London and the Channel Tunnel.

## DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights, past the Vine Cricket ground. Go past the War Memorial and take the next left into Hitchen Hatch Lane. Follow the road around and take second right into Woodside Road proceed along across Mount Harry into the private Woodside Road and number 11 can be found on the left hand side just pass the turning for The Glade.

## GROUND FLOOR

### ENTRANCE HALL



9' 1" x 17' 9" (2.77m x 5.41m) The bright and airy entrance hall is approached through the wooden front door, with opaque side windows. A turning staircase to the first floor, radiator, and doors to the reception rooms, kitchen, cloakroom and study. There is a large understairs storage cupboard, with light, and another understairs cupboard.

### STUDY

9' 0" x 7' 4" (2.74m x 2.24m) Tiled flooring, radiator, double glazed window to front and full height storage cupboards.

### SITTING ROOM



22' 1" x 12' 10" (6.73m x 3.91m)

A spacious, dual aspect sitting room with a double glazed window to the front and French doors to the rear, opening to the paved patio. There are two radiators and an attractive open fireplace.

### CLOAKROOM

5' 1" x 3' 0" (1.55m x 0.91m) Opaque double glazed window to the front, low level W.C., vanity unit with tiled splashback.

## FAMILY ROOM

12' 6" x 10' 5" (3.81m x 3.17m) A perfect family room or separate dining space. Radiator, full length side windows and double glazed door to the rear, opening to the paved patio and garden.

## KITCHEN/BREAKFAST ROOM



24' 0" x 19' 5" (7.32m x 5.92m) Extremely spacious, open plan, L-shaped kitchen with white high gloss base units, granite and oak worktops, tiled splashback and an island feature. There is a stainless steel butler sink, two radiators, Belling freestanding cooker with electric hob, extractor hood, integrated dishwasher and wine rack. There are doors to the studio and utility room, as well as to the paved patio. Double glazed windows to the rear with garden views. Plenty of space for dining and entertaining.

## STUDIO/GARAGE

16' 7" x 16' 2" (5.05m x 4.93m) The garage is currently used as a studio to suit the owner as there is no vehicular access. Strip light, power sockets, laminate wood effect flooring, wall-mounted Worcester Bosch boiler and concertina garage doors.

## UTILITY ROOM

16' 2" x 5' 4" (4.93m x 1.63m) Adjacent to the kitchen, and plumbed for a washing machine, with space for a fridge freezer and tumble dryer. Double glazed door to rear garden, radiator and back stairway to first floor.

## FIRST FLOOR

### LANDING

25' 8" x 9' 1" (7.82m x 2.77m) Gallery landing with a double glazed window to front, doors to bedrooms and bathroom, radiator, loft access and airing cupboard with shelving.

## PRINCIPAL BEDROOM



17' 2" x 12' 9" (5.23m x 3.89m) An extremely spacious principal bedroom, with a double glazed window to the rear, providing wonderful views over the garden and landscape. Laminate wood effect flooring, radiator, hatch to the loft and door to the back stairway.

## BATHROOM



6' 9" x 6' 9" (2.06m x 2.06m) White suite comprising hydro shower unit over bath, low level W.C., vanity unit, wall-mounted electric heater and tiling. The double glazed window to the front provides far-reaching views.

## DRESSING ROOM/BEDROOM 6

11' 3" x 8' 6" (3.43m x 2.59m) An adaptable space, currently used as a study, however would make an ideal dressing room to the principal bedroom, or a sixth bedroom. Double glazed window to the front with open views, radiator, doors to landing space.

## BEDROOM 2



12' 7" x 19' 0" (3.84m x 5.79m) Double glazed window to rear with fabulous far-reaching landscape and garden views, radiator and door to the en suite.

## EN SUITE SHOWER

8' 9" x 6' 5" max (2.67m x 1.96m) White suite comprising walk-in shower cubicle with Aqualisa shower, wide vanity unit with drawers and heated towel rail.

## BEDROOM 3

12' 6" x 10' 4" (3.81m x 3.15m) Double glazed window to rear with garden views, radiator and integrated wardrobes and cupboard space.

## BEDROOM 4



13' 7" x 12' 10" (4.14m x 3.91m) Double glazed window to rear with a garden aspect, radiator.

## BEDROOM 5

12' 10" x 8' 0" (3.91m x 2.44m) Double glazed window to the front with far-reaching views, radiator.

## BATHROOM



10' 8" x 5' 7" (3.25m x 1.70m) White suite comprising bath with overhead Aqualisa shower, wide vanity unit with drawers, low level W.C., attractive tiling, heated towel rail with radiator and opaque double glazed windows to the front.

## OUTSIDE

### FRONT GARDEN

Professionally landscaped with steps up to the property, lawns, mature shrubbery and a large driveway which provides ample off street parking for multiple vehicles.

### REAR GARDEN



Beautifully landscaped into tiered sections, with railway sleeper supports and many well-established shrubs, flowers and trees. There is a large paved patio with retaining walls, a summerhouse to the rear, and a raised deck which is perfect for enjoying the superb, far-reaching views.

Council tax band: G