



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		72	83



## BRAMBER HOUSE, 8B WHITE HART WOOD, SEVENOAKS TN13 1RR

This well cared for 5 bedroom cottage style house is nestled in a quiet position down a leafy private drive in a highly sought after area of Sevenoaks. Built c 1990, the house is within easy walking distance of both Knole Park and Sevenoaks Common. The property stands in a well landscaped generous plot with space to explore and with further potential to establish your own design.

Entrance Hall ■ Cloakroom ■ Lounge with inglenook style open fireplace with wood burning stove ■ Library Area ■ Dining Room ■ Study ■ Kitchen/Breakfast Room ■ Utility Room ■ Spacious Landing ■ 5 Bedrooms ■ Bathroom ■ Sealed unit double glazed diamond leaded light windows ■ Gas fired central heating ■ Ensuite Bathroom ■ Secluded Garden to the front, sides and rear ■ Detached Double Garage

**PRICE: GUIDE PRICE £1,450,000 FREEHOLD**



## SITUATION

The property is positioned about one and a half miles from Sevenoaks town centre with its varied shops, leisure complex including swimming pool and library. The main line railway station for a service of trains to Charing Cross/Cannon Street in about 32 minutes is about two miles. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming. A wide selection of primary, preparatory and secondary schools are found within the Sevenoaks area, with Sevenoaks School, Solefields School and New Beacon School all within easy reach. The towns of Tonbridge and Tunbridge Wells are easily reached and both offer individual boys and girls high performing Grammar Schools. The A21 for access to the M25/M20/M2 is also within a short drive. There are a number of renowned golf courses in the vicinity including Wildemesse, Knole and Nizels.

## DIRECTIONS

From Sevenoaks High Street proceed southwards past Sevenoaks School on the left. After passing the school take the third turning on your right into The Rise and proceed to the end of the road. Turn right into White Hart Wood and the driveway down to Bramber House is on the right hand side just as the road begins to bear left.

## GROUND FLOOR

## COVERED PORCH

Lighting.

## ENTRANCE HALL



6' 1" x 4' 1" (1.85m x 1.24m) radiator, tiled floor, coved cornice, coat rail.

## CLOAKROOM

4' 1" x 3' 1" (1.24m x 0.94m) tiled floor, low level W.C., wash hand basin with mixer tap, sealed unit double glazed diamond leaded light window to the front with obscure glazing, coved cornice, radiator.

## INNER HALL

17' 1" narrowing to 12' 1" x 6' 1" narrowing to 2' 10" (5.21m x 1.85m) stairs lead up to the first floor, tiled floor, radiator, understairs storage cupboard, halogen lighting, coved cornice, double doors open into the lounge.

## LOUNGE

21' 8" x 12' 9" (6.60m x 3.89m) inglenook style fireplace with wood burning stove, Oak floor, two radiators, sealed unit double glazed diamond leaded light window to the front, coved cornice, two wall lights, sealed unit double glazed sliding doors lead to the rear garden, opening leads through to a library area.

## LIBRARY AREA

6' 9" x 3' 10" (2.06m x 1.17m) oak floor, bespoke fitted shelving, sealed unit double glazed window to the rear.

## DINING ROOM

12' 9" x 9' 9" (3.89m x 2.97m) sealed unit double glazed diamond leaded light window to the front, Oak floor, radiator, coved cornice.

## STUDY

9' 6" x 7' 6" (2.90m x 2.29m) sealed unit double glazed diamond leaded light window to the front, radiator, oak floor, coved cornice.

## KITCHEN/BREAKFAST ROOM

15' 8" x 11' 9" (4.78m x 3.58m) range of limed oak fronted ground and wall cupboards, worktops incorporating a porcelain one and a half bowl single drainer sink unit with mixer tap, Amtico floor, coved cornice, double radiator, sealed unit double glazed windows to the side and rear, space and plumbing for a dishwasher, peninsular worktop/breakfast bar, wine housing, 4 ring gas hob with drawers under, extractor over set within a pull out canopy, built in double oven with cupboards above and below, splashback tiling, cupboard available for a fridge/freezer, LED down lighting, door leads into the utility room.

## UTILITY ROOM

7' 10" x 6' 10" (2.39m x 2.08m) single bowl single drainer stainless steel sink unit with mixer tap, cupboard under, space and plumbing for a washing machine, space for a tumble dryer, coved cornice, limed oak fronted wall cupboard, Vaillant gas fired boiler serving the central heating and hot water, door leads into the rear garden, radiator, space for a fridge/freezer.

## FIRST FLOOR

## LANDING



17' 3" narrowing to 7' 1" x 11' 11" including the stairs narrowing to 2' 10" (5.26m x 3.63m) sealed unit double glazed diamond leaded light window to the front, coved cornice, carpet, hatch to the loft, radiator, built in cupboard, airing cupboard with Oso hot water cylinder and slatted shelves.

## BEDROOM 1



13' 5" x 11' 9" (4.09m x 3.58m) sealed unit double glazed window to the rear, two built in double wardrobe cupboards, carpet, coved cornice, radiator, door leads into the en suite shower room.

## EN SUITE BATHROOM



6' 10" x 6' 5" (2.08m x 1.96m) panelled bath with mixer tap and hand shower, glazed shower screen, low level W.C. with concealed cistern, bidet with mixer tap, wash hand basin with mixer tap, chrome heated towel rail, tiled floor, coved cornice, halogen down lighting, fully tiled walls, sealed unit double glazed window to the rear with obscure glazing.

## BEDROOM 2



11' 9" narrowing to 9' 10" x 10' 2" (3.58m x 3.10m) sealed unit double glazed window to the rear, radiator, carpet, coved cornice, built in double wardrobe cupboard.

## BEDROOM 3

12' 9" x 9' 9" (3.89m x 2.97m) sealed unit double glazed diamond leaded light window to the front, radiator, carpet, coved cornice.

## BEDROOM 4

11' 9" x 8' 6" (3.58m x 2.59m) carpet, radiator, sealed unit double glazed diamond leaded light window to the front, coved cornice.

## BEDROOM 5

9' 6" x 7' 6" (2.90m x 2.29m) sealed unit double glazed diamond leaded light window to the front, radiator, coved cornice, carpet.

## BATHROOM

7' 1" narrowing to 5' 1" x 6' 1" (2.16m x 1.85m) panelled bath with mixer tap, low level wc with concealed cistern and pine seat, wash hand basin with mixer tap, shower cubicle, fully tiled walls, mirror incorporating lighting, coved cornice, vinyl floor, sealed unit double glazed window to the rear with obscure glazing, radiator.

## OUTSIDE

## DOUBLE GARAGE



17' 1" x 16' (5.21m x 4.88m) two up and over doors, light and power, potential caves storage.

## FRONT GARDEN

A shared driveway leads to a car parking and turning area, steps lead down to Bramber House where there are paved & gravel areas with varied planting designed for ease of maintenance, access leads around either side of the property to the side gardens and rear garden.

## GARDENS



The secluded garden surrounds the property to the front, sides and rear and comprises large paved areas, flower beds stocked with varied planting, areas of lawn, a variety of flowering shrubs, bushes and trees.

## DRAINAGE

The property is on mains drainage with an automatic pump system shared with next door cost circa £400pa

## COUNCIL TAX BAND G