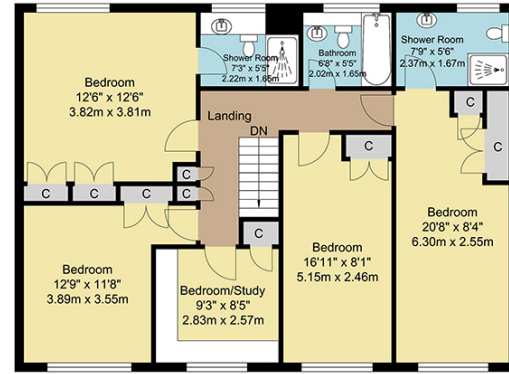
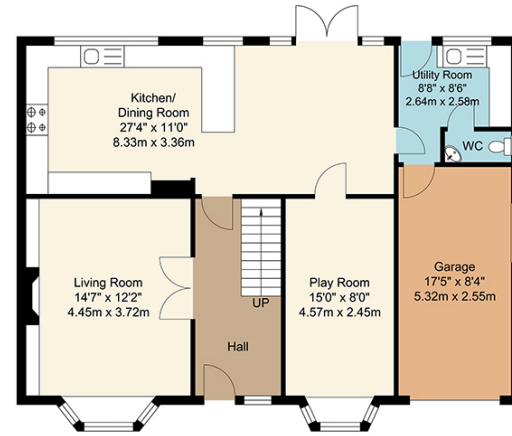
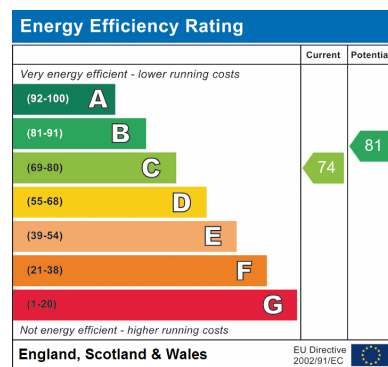




Summer House/Office



TOTAL APPROX FLOOR AREA 1883.57 SQ.FT. (174.99 SQ. M.)
For Identification Purposes Only.



7 THE DENE, SEVENOAKS, KENT. TN13 1PB

Originally built circa 1980 then subsequently extended and improved with fine attention to detail creating a superb neo- Georgian 5 bedroom 3 bathroom detached family home. The owners have invested much time and money to create a balanced, stylish and practical home from top to bottom, from garage to garden and bedrooms to bathrooms. The flow is light and airy with kitchen/dining room across the back adjoining a utility and playroom. Formal living room accessed by double doors from hallway as a more formal reception.

Striking 27'4 Kitchen/Dining Room ■ Stylish Living Room ■ Utility Room ■ Cloakroom ■ Master Bedroom and Ensuite ■ Guest bedroom with ensuite ■ 3 Further Bedrooms ■ Integral Garage ■ Playroom/family room ■ Sonos system ■ Water Softening System ■ Landscaped Garden ■ Underfloor and Gas Central Heating ■ Resin Driveway ■ South Facing Garden ■ Summer House ■ Security System & CCTV ■ New plumbing and electrics

PRICE: GUIDE PRICE £1,375,000 FREEHOLD

SITUATION

The Dene is situated in a prime, quiet residential area on the outskirts of Sevenoaks, convenient for the excellent variety of restaurants, shops and services as well as the station, being just 1.3 miles away by car.

Sevenoaks is now considered to be one of the most sought-after locations to live in the UK with a charming town centre, stunning local countryside including Knole Park nearby and London accessible by rail in around 30 minutes, plus access to the national motorway network via the M25 at Junction 5. There is an excellent selection of schooling in the area which includes Sevenoaks Primary School and Sevenoaks School. The property is located in an elevated position. Sevenoaks town centre is 0.4 mile by foot with its range of shops, restaurants and supermarkets. Sevenoaks station with mainline links to London Bridge, Waterloo East and London Charing Cross is 0.9 mile by foot.

DIRECTIONS

From Sevenoaks proceed South out of the Town. Turn right by The Royal Oak Hotel into Oak Lane. Proceed down the hill and turn right into The Dene. Take the first turning left and No 7 is on the left hand side.

GROUND FLOOR

ENTRANCE HALL



Light and airy with glazed double doors to Living Room. Glazed door to playroom, stairs to first floor with concealed pull out shoe racks and storage beneath, door to kitchen/dining room, underfloor heating, Amtico flooring, seating unit with storage and Harveys water softener system.

LIVING ROOM



14' 7" x 12' 2" (4.45m x 3.71m) Double glazed bay window to front, underfloor heating, Amtico flooring, attractive fireplace with gas fire and bespoke fitted cabinets to sides, glazed double doors to hall, Sonos speakers.

KITCHEN/DINING ROOM



27' 4" x 11' 0" (8.33m x 3.35m) Beautifully fitted with contemporary units and polished stone counter tops and upstands, double ceramic sink units with Franke instant hot water tap, integrated Neff side by side double oven, oven and microwave, coffee machine, 5 ring induction hob with glass splashback, extractor over, wine racks, wine cooler, breakfast bar, display cabinets, superbly fitted double doors larder cupboard, magic corners, integrated dishwasher, double glazed windows and French doors to south facing patio, Sonos speakers, underfloor heating, porcelain tiled flooring.

UTILITY ROOM

8' 8" x 8' 0" (2.64m x 2.44m) Matching units and countertops, inset wash hand basin, space for integrated washing machine and tumble dryer, double glazed window and door to rear, underfloor heating, porcelain tiled flooring.

CLOAKROOM

Low level W.C., corner vanity unit with glass splashback underfloor heating, porcelain tiled flooring.

PLAYROOM/FAMILY ROOM



15' 0" x 8' 0" (4.57m x 2.44m) Double glazed bay window to front, underfloor heating, Amtico flooring, glazed doors to entrance hall and dining area.

FIRST FLOOR

LANDING

Airing cupboard, coats cupboard, radiator, access by ladder to fully boarded and lagged loft with lighting and power.

MASTER BEDROOM



20' 8" x 8' 4" (6.30m x 2.54m) Double glazed window to rear, radiator, fitted wardrobes, Sonos speakers.

ENSUITE



7' 9" x 5' 6" (2.36m x 1.68m) Walk in shower, concealed cistern W.C., vanity unit, tiled walls and floor, heated towel rail, under floor heating.

GUEST BEDROOM



12' 6" x 12' 6" (3.81m x 3.81m) Double glazed window to front, radiator, fitted wardrobes.

ENSUITE

7' 3" x 5' 5" (2.21m x 1.65m) Walk in shower, low level W.C. and sink unit inset to furniture, tiled walls and floor, underfloor heating, heated towel rail.

BEDROOM 3

16' 11" x 8' 1" (5.16m x 2.46m) Double glazed window to front, radiator, built in wardrobe.

BEDROOM 4

12' 9" x 11' 8" (3.89m x 3.56m) Double glazed window to front, radiator, built in wardrobe.

BEDROOM 5/STUDY

9' 3" x 8' 5" (2.82m x 2.57m) Double glazed window to front, radiator, beautifully fitted with desk, cupboards and shelving, Sonos speakers.

FAMILY BATHROOM



6' 8" x 5' 5" (2.03m x 1.65m) Beautifully fitted panelled bath with hand held Aqualisa shower, low level W.C., wash hand basin inset to furniture, heated towel rail, tiled walls and floor, under floor heating.

OUTSIDE

FRONT GARDEN

There is good parking to front with resin driveway and extensive lighting, side pedestrian access, cctv to front back and side.

GARAGE

17' 5" x 8' 4" (5.31m x 2.54m) Electric up and over door, double glazed window to side, medical grade flooring, wall mounted Worcester Bosch boiler, radiator, water tank.

REAR GARDEN



There is a large electrically operated awning to shade from the south facing garden, patio heater, outside tap, power points, insulated summer house with power, heating and light, shed with power and light.

COUNCIL TAX BAND G