



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## SHERWOOD COTTAGE, CEDAR TERRACE ROAD, SEVENOAKS, KENT TN13 3UD

Built circa 2003 and comprehensively updated in 2013, this beautifully presented three double bedroom home is located in the highly sought-after Holly Bush Lane area of Sevenoaks. The property has been finished to an exceptional standard and feels almost like a brand-new home. Features include engineered oak flooring, contemporary kitchen and bathroom suites, and a wonderfully light and airy layout throughout. Further benefits include off-street parking and a garage, making this an ideal family home in a prime location.

Master bedroom with ensuite dressing area and bathroom ■ 2 further double bedrooms ■ Family shower room ■ Light and airy lounge/dining room ■ Attractive fitted kitchen ■ Cloakroom ■ Garage with utility area ■ Off street parking ■ Rear garden ■ Walk to town and station

PRICE: GUIDE PRICE £800,000 FREEHOLD

## SITUATION

Cedar Terrace Road is a well-established residential street in a popular part of Sevenoaks, known for Victorian and period housing with a friendly, community feel. It sits within walking distance of Sevenoaks town centre with its shops, cafés, restaurants and amenities, and is also close to Sevenoaks mainline railway station (fast services into central London). Access to Green Space & Facilities The area benefits from proximity to Knole Park and Hollybush play/ sports areas, offering plenty of open space for walking, recreation and countryside access right on the doorstep. Schools & Community Several well-regarded schools are nearby, including primary and independent options, making it appealing for families. The neighbourhood lies within a conservation area, contributing to its attractive character and charm. Sevenoaks mainline station offers very frequent rail services into London. Fast direct trains to London Bridge can take as little as ~20-25 minutes on the quickest services, with typical commuter journey times around 30–50 minutes depending on the service and time of day. Many services also continue beyond London Bridge to London Victoria, Charing Cross, Cannon Street, Blackfriars and Farringdon, offering flexibility for working in different parts of the capital without changing trains.

## DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine cricket ground on your right and continue straight on until you reach the shops at upper St Johns. Turn first right into Hollybush Lane (just after the zebra crossing) and then first left and Cedar Terrace Road is on your right hand side. Sherwood Cottage is towards the end.

## GROUND FLOOR

### ENTRANCE HALL



14' 9" x 3' 10" (4.50m x 1.17m) Front door leading into entrance hall, inset doormat, engineered Oak floor, radiator, central heating thermostat, stairs to first floor, doorway to kitchen, doors to cloakroom garage and lounge dining room.

### KITCHEN



15' 2" x 6' 3" (4.62m x 1.91m) Fitted with attractive wall and base units, granite worktops with upstands inset stainless steel one and half bowl sink unit, Siemens appliances, integrated dishwasher, double oven, induction hob, glass splashback, stainless steel and glass splashback, integrated fridge/freezer, microwave, engineered Oak flooring.

### CLOAKROOM



6' 2" x 3' 0" (1.88m x 0.91m) Concealed cistern low level W.C., chrome heated towel rail, vanity unit with splashback, extractor fan.

### LOUNGE/DINING ROOM



19' 5" x 16' 10" (5.92m x 5.13m) Double glazed door and windows to rear garden, engineered Oak flooring, radiators.

## FIRST FLOOR

### LANDING

10' 0" x 7' 4" (3.05m x 2.24m) Access to insulated and part board loft with ladder, Airing cupboard.

### BEDROOM 1



12' 10" x 10' 8" (3.91m x 3.25m) Double glazed windows to front, radiator, integrated large wardrobe, open to dressing area with second integrated large wardrobe.

### ENSUITE BATHROOM



6' 9" x 6' 0" (2.06m x 1.83m) White suite comprising panelled bath with mixer tap and overhead shower, floating vanity unit and low level W.C. with concealed cistern, opaque double glazed window to front, part tiled walls and tiled floor.

### BEDROOM 2



11' 7" x 9' 11" (3.53m x 3.02m) Double glazed window to rear, radiator, fitted wardrobes to one wall, laminate wood flooring

### BEDROOM 3



8' 10" x 8' 9" (2.69m x 2.67m) Double glazed window to rear, radiator, laminate wood flooring.

### FAMILY SHOWER ROOM



7' 2" x 5' 9" (2.18m x 1.75m) White suite comprising walk in shower with rainfall and handheld attachments, floating vanity unit, concealed cistern low level W.C., tiled walls and floor, extractor fan.

### REAR GARDEN



Approximately 25 x 30ft Paved patio for entertaining to lawns and customised garden shed.

### FRONT GARDEN

Off street parking for 2 vehicles, some lawn and well stocked flower beds.

### COUNCIL TAX BAND E £2957