



Nursery Place

Sevenoaks, Kent, TN13 2RH

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An immaculately presented detached house with 5 bedrooms, 2 bathrooms, driveway, double garage, flat west facing garden and potential to extend. Located on a quiet cul de sac, close to excellent schools & within 1.4 miles of Sevenoaks Station.

- Well presented throughout
- 5 bedrooms, 3 reception rooms, 2 bathrooms
- Extension potential
- Sought after cul de sac location
- 1.4 miles to Sevenoaks Station
- Short walk to desirable schools
- Driveway and double garage
- West facing flat garden

PROPERTY

This detached family home was built in the 1970s and is positioned on a much sought after and desirable cul-de-sac. Internally, the accommodation is spacious and immaculately presented with contemporary fixtures updated by the current owner. It is a particularly bright house with natural light flooding in throughout the day thanks to its sunny orientation and large windows.

The front door opens into an entrance hall with carpeted flooring and a storage cupboard for coats and shoes. To the left hand side is the formal dining room, which is dual aspect with a particularly large window overlooking the wonderful back garden.

Double doors lead from the hallway into the sitting room which is particularly spacious measuring almost 19 feet in length. It is also dual aspect with a set of sliding doors leading out onto the garden patio. An attractive fireplace with marble surround and gas fire provides a lovely focal point to the room.

The marvellous kitchen has been finished to a high specification with a range of 'shaker' style wall and base units with solid wood





worktops and tiled splashback. A full range of integrated appliances include an induction hob, electric oven, extraction hood, dishwasher and wine fridge are included in the sale. There is a breakfast bar offering an informal place to eat and a door that leads outside.

There is a dedicated study, offering the ideal space for those who work from home and a downstairs WC which completes the ground floor accommodation

Upstairs, the first floor landing leads to the master bedroom suite, four further bedrooms and the family bathroom. The master bedroom is a great size and benefits from fitted wardrobes with oak doors and an ensuite bathroom with a shower over the bath. Bedrooms 2 and 3 can both comfortably accommodate a double bed with Bedrooms 4 and 5 being large single rooms. All of the bedrooms except bedroom 3 have built-in wardrobes. The family bathroom is finished in a contemporary style with contrast tiling incorporating mosaic detailing. It features a modern white suite including bath with shower over, basin with integrated vanity storage and low level W.C.

The property benefits from double glazed windows throughout and mains gas central heating with a large loft providing additional storage space. It is a generous family home as it is but for those looking to add space and value to this wonderful home there is plenty of extension potential.





OUTSIDE

An attractive block paved driveway provides ample off-road parking and leads to the detached double garage. The garage itself can accommodate 2 vehicles and has power and lighting with electric roller doors. There is a neatly landscaped front garden with a variety of flowering plants and shrubs and two specimen trees. A pathway leads to the entrance door and wraps around to the right hand side where there is gated access to the rear.

The west facing back garden is a wonderful feature with the rear boundary defined by a beautiful brick wall which was part of the Chipstead Place estate. It is flat and fully enclosed offering plenty of space for children to play with a large area of lawn. To the immediate rear of the house is a patio which provides a nice spot for al fresco entertaining in the sunshine. The boundaries are filled with an attractive selection of plants that provide colour and interest through the seasons.

The total plot measures 0.15 of an acre



LOCATION

The property is located in between Chipstead and Riverhead, which are picturesque villages on the edge of Sevenoaks Town. There are 2 fantastic pubs in Chipstead as well as numerous shops and amenities a short walk away in Riverhead including a dentist, chemist, optician, barbers, butchers, a Tesco superstore and further restaurants and food outlets. Chipstead lake is close by where one can partake in sailing or open water swimming. Further leisure facilities close by include Chipstead Place Tennis Club, Chipstead Football Club, Chevening Amblers Cricket Club and Holmesdale Cricket and Bowls Club.

Sevenoaks High Street is 2.2 miles away, where one can find a further range of shops and restaurants and recreational facilities including the leisure centre, the Stag theatre and cinema and the fantastic Knole Park with 1000 acres of deer parkland and Knole House to explore.

Sevenoaks mainline station is only 1.4 miles away (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes). There is also a commuter coach that stops close by, which is particularly handy for Canary Wharf. Access to the M25 (junction 5) and A21 is at the Chevening interchange 1.2 miles away, which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus and the South Coast.

Schooling is truly excellent in the area with the highly sought-after Riverhead Infants, Amherst Junior and Chevening Schools all a short walk away. State secondary schools including Knole Academy, Trinity School, Tunbridge Wells Grammar Annexe and the Weald of Kent Grammar Annexe are a short drive away (all within 3 miles) and there are numerous top class private schools nearby including Radnor House, New Beacon, The Granville, Solefields, Walthamstow Hall, and the internationally renowned Sevenoaks School. For younger families, the property is in close proximity to Moniques Montessori Day Nursery, Squiggles Day Nursery and Bright Horizons Nursery.

Further places of interest within the local area include Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place and Sevenoaks Wildlife Reserve among many others.





TENURE

Freehold.

SERVICES

All main services are connected.

LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band G.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating C.



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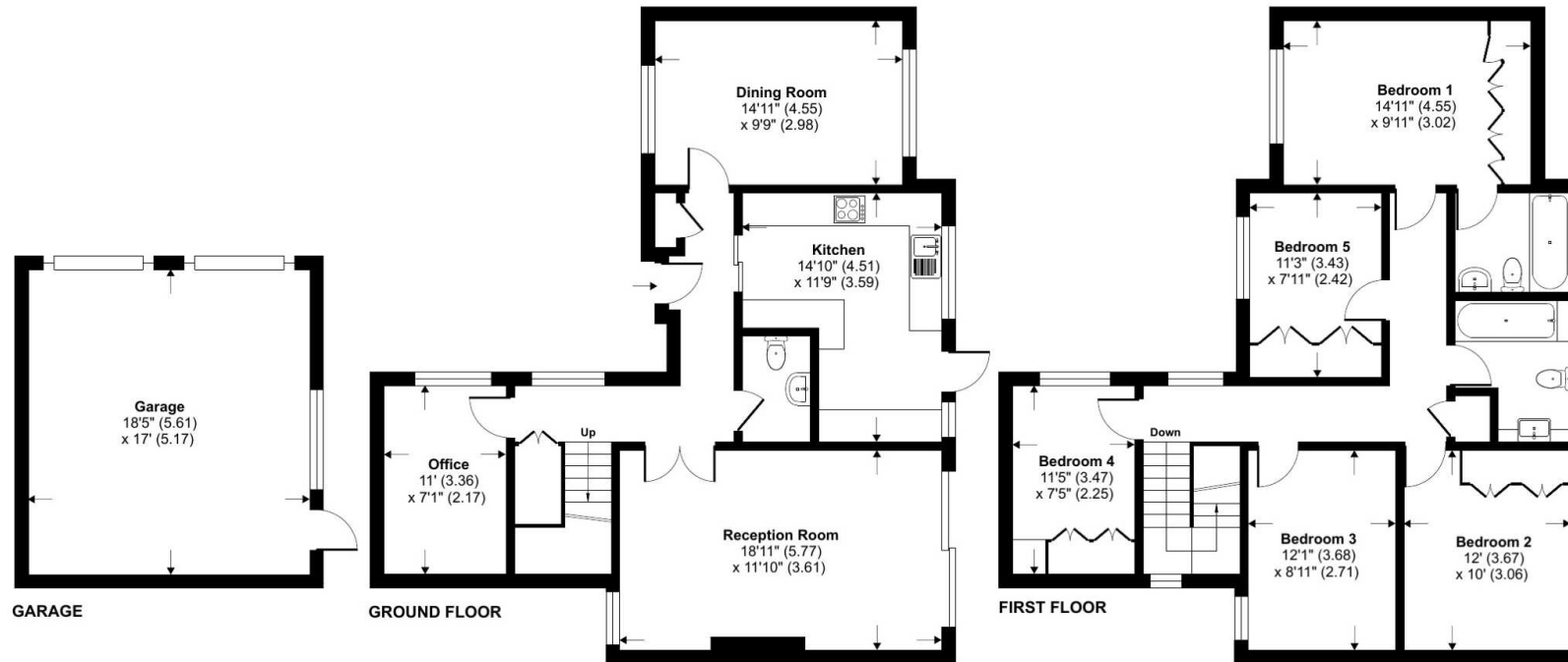
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Approximate Area = 1670 sq ft / 155.1 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 1982 sq ft / 184 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1179748

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