



## Macmillan Road

Dunton Green, Sevenoaks, Kent, TN14 5GH

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A stunning 4 bedroom town house finished to a high specification with a driveway, garage, additional study & west facing garden. Located on a quiet road in the exclusive Ryewood development overlooking the Wildlife Reserve.

- 4 Bedrooms, 3 bathrooms, 2 receptions
- West facing garden
- Study extension
- Driveway & integral garage
- 0.4 miles from Dunton Green station
- Access to on-site gym & private woodland
- Quiet position overlooking wildlife reserve

### PROPERTY

A rare opportunity to purchase a 4 bedroom town house in this popular development, built in 2016 by Berkley Homes and benefiting from the remainder of a 10 year NHBC warranty. This turn-key home has been immaculately kept by the current owners and offers spacious accommodation, set over three floors. There are a number of smart features such as 'dish-less' Satellite TV, built-in ceiling speakers, fitted solar panels and ultra-fast FTTP internet.

The front door opens into a generous entrance hall with plenty of space for coats and shoes and stairs rising to the first floor. There is a downstairs cloak room, a handy storage cupboard and an internal door leading into the integral garage which can accommodate a large vehicle. Attractive porcelain tiles flow throughout the downstairs space which has a bright and airy feel. At the rear of the property and overlooking the wonderful garden is the



modern kitchen-diner which features contemporary wall and base units with Silestone worktops and matching upstand. There is a full range of integrated Siemens appliances including dishwasher, wine fridge, fridge/freezer, double eye-level oven and microwave, five-ring gas hob with extractor fan over, washer dryer and an undercounter stainless steel sink. There is ample space for a dining table and bi-folding doors that lead directly out onto the patio.

The generous sitting room is located on the first floor and is ideal for both relaxing and entertaining. This room, in addition to the kitchen boasts integral ceiling speakers which can be linked to provide seamless audio. A set of glass doors leads to a newly created study, which is ideal for those who work from home. There is a large guest bedroom which features fitted wardrobes and a Juliet balcony with wonderful views out to the wildlife reserve. Adjacent to the guest bedroom is a bathroom with stylish floor to ceiling tiles and a contemporary white suite with chrome fittings. Features include a full size bath with shower over, hidden mirrored storage, wall mounted basin, hidden cistern WC and heated towel radiator.

The master bedroom, 2 further bedrooms and a large airing cupboard are located on the second floor. The master bedroom features luxury fitted carpets and a dressing area that has fitted wardrobes with mirrored sliding doors. There is a luxurious en-suite shower room with beautiful tiles and a large walk-in shower with glass screen. The other 2 bedrooms enjoy fantastic views and are both good size children's rooms. A further contemporary shower room is finished to the same fantastic specification as the others.

## OUTSIDE

At the front of the property, a pathway flanked by attractive planted shrubs leads to the entrance door. There



is a block-paved driveway to the left-hand side, which provides off road parking and leads to the spacious integral garage. The garage has power and lighting with an up-and-over door.

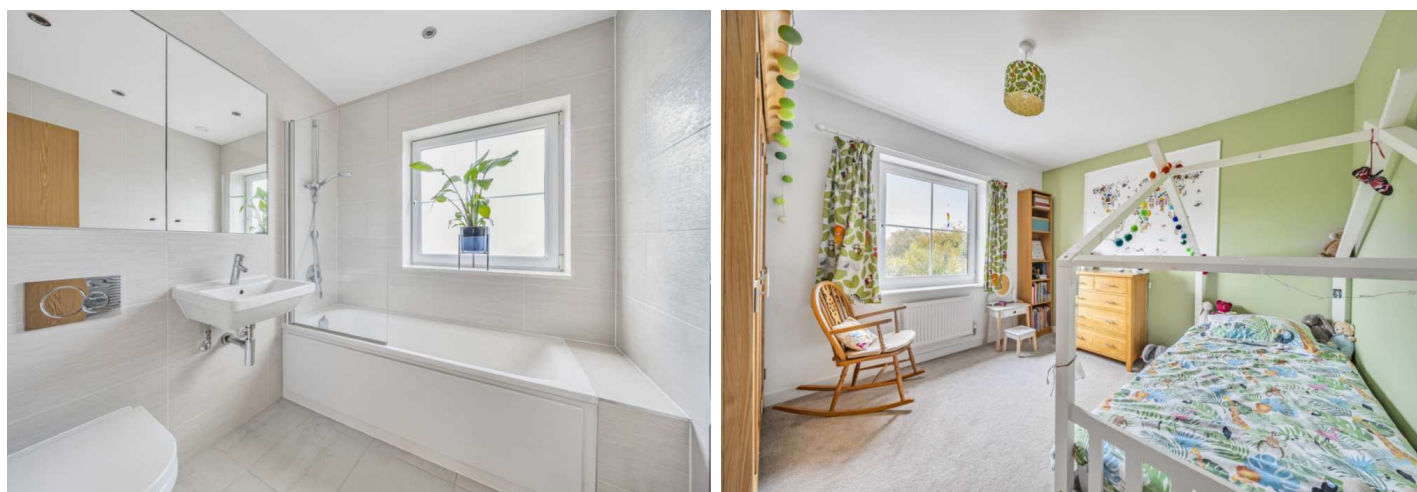
The delightful back garden is west facing and can be accessed via a separate footpath that runs to the rear of the properties. It is larger than most gardens in the development and is fully enclosed with timber fencing. To the immediate rear of the property is a paved patio and decking area which provide an ideal space for al fresco entertaining. There is a good sized area of lawn with a raised vegetable patch and a shed providing handy outside storage.

There are some nicely landscaped communal grounds in Ryewood which are available for the enjoyment of the residents with lawns, water features, children's play areas (including one directly opposite the property), an on-site gym and private woodland.

## LOCATION

The property is situated on the south eastern side of the Ryewood development on a particularly quiet road. It is conveniently located approximately 0.4 of a mile from Dunton Green railway station (direct rail services to London in as little as 31 minutes) and is 0.7 of a mile from the Tesco superstore. There is a newsagent, pub, fish and chip take away and Indian restaurant in Dunton Green itself and Riverhead village about a mile distant has further shops and amenities. The property is in very close proximity to countryside walks and there is a footpath nearby to Sevenoaks Wildlife Reserve.

The nearest town is Sevenoaks approximately 2.3 miles away, where one can find an excellent range of shops and







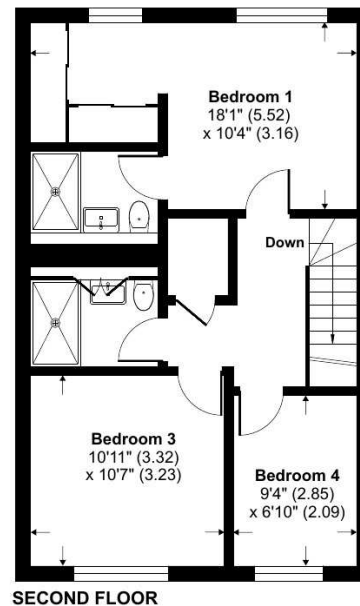
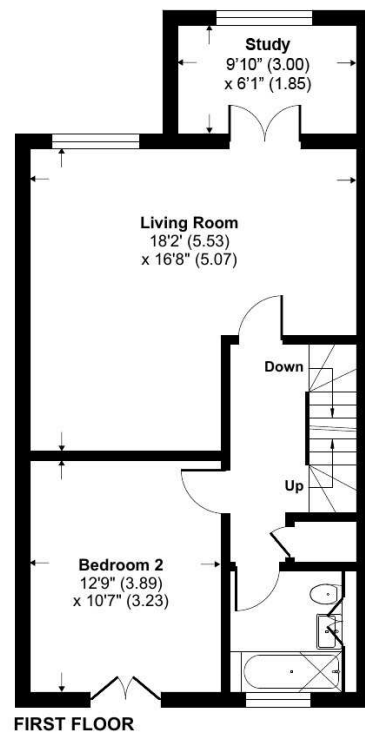
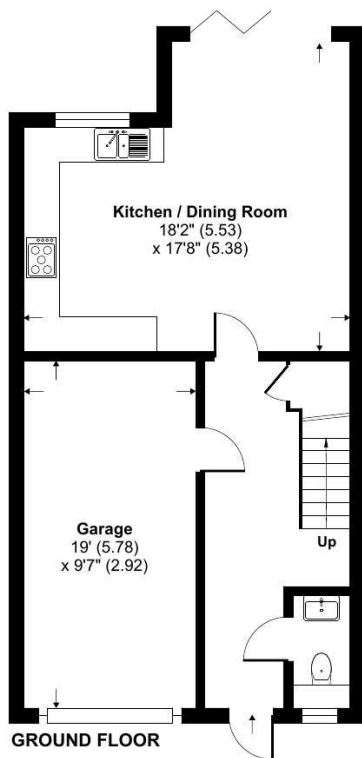
## Macmillan Road, Dunton Green, Sevenoaks, TN14

Approximate Area = 1599 sq ft / 148.5 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1784 sq ft / 165.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Humberts. REF: 1206714

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restaurants and recreational facilities including the leisure centre, Vine Cricket Ground and Knole Park.

Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes) is about 1.8 miles away. Access to the M25 (junction 5) is 2 miles away at the Chevening interchange.

Schooling is excellent in the area comprising of Amherst Junior and Riverhead Infants School, Dunton Green Primary School and also Chevening Primary School along with a number of well renowned independent primary and secondary schools. There are also school buses for Tonbridge and Sevenoaks schools stopping in the village. For younger families, the property is also walking distance to Squiggles Day Nursery in Riverhead.

### TENURE & SERVICES

Tenure is freehold. All mains services are connected. Service charge circa £700 per annum.

### LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band G.

### ENERGY PERFORMANCE CERTIFICATE

EPC rating C

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