



Yew Tree Road
Dunton Green, Sevenoaks, Kent, TN14 5GE

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A rare 5 bedroom semi-detached town house finished to a high specification with a garage, 2 further secured parking spaces, study & garden. Located on a quiet cul de sac in the exclusive Ryewood development 0.5 miles from Dunton Green Station.

- 5 Bedrooms, 3 bathrooms, 2 receptions
- Garage & 2 further secured parking spaces
- Quiet cul de sac setting
- Access to on-site gym & private woodland
- Short walk to shops and schools
- 0.5 miles from Dunton Green station

PROPERTY

A unique opportunity to purchase a 5 bedroom town house in this popular development, built in 2015 by Berkley Homes. This turn-key home has been well 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, premium specification lighting, 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 and a handy cupboard under the stairs for storage. The ground floor is designed to be semi-open plan making it ideal for entertaining and modern family life. Beautiful wood effect flooring flows through from the hallway into the sitting room which is double aspect with a set of French doors leading into the back garden. The kitchen-diner features contemporary wall and base units with Silestone worktops and matching upstand. A full range of integrated Siemens appliances are fitted including dishwasher, wine fridge, fridge/freezer, electric oven, eye-level microwave oven, five-ring gas hob



with extractor fan over and washing machine. There is ample space for a dining table and a further set of French doors leading directly out onto the patio. Both the kitchen and sitting room boast integral ceiling speakers which can be linked to provide seamless audio.

The first floor landing leads to 3 bedrooms, a dedicated study and the family bathroom. The family bathroom has stylish contrasting floor and wall tiles and a contemporary white suite with chrome fittings. Features include a full size bath with shower over, double hidden mirrored storage, wall mounted basin, hidden cistern WC and heated towel radiator. Bedroom 3 is currently set up as a dressing room and benefits from a full range of fitted cupboards. Bedroom 4 and 5 are good sized children's rooms and the study has built-in desk furniture, making it ideal for anyone who work from home.

The master bedroom suite and a further double bedroom with ensuite are located on the second floor. The master bedroom features luxury fitted carpets, triple aspect windows and a dressing area that has fitted wardrobes with mirrored sliding doors. There is a luxurious en-suite shower room with stunning porcelain tiles and a huge walk-in shower with glass screen. The other bedroom also benefits from fitted wardrobes with a contemporary shower room finished to the same fantastic specification as the others. There is plenty of storage space through this wonderful home with additional cupboards on the first and second floor landing. The loft has also been half boarded for storage and has a new widened hatch with lighting and a fold down timber ladder.

OUTSIDE

At the front of the property, there is a small front garden and a path leading to the entrance door. A large single garage and 2 further parking spaces are located in a car park to the rear of the building that is accessed via secured electric gates. One of the parking spaces is



currently rented out providing an income for the vendors. The garage has an up-and-over door and features a charging point for electric vehicles. The delightful back garden provides plenty of space for children to play and is fully enclosed. To the immediate rear of the property is a paved patio which provide an ideal space for al fresco entertaining with a good sized area of artificial lawn. 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 0.5 of a mile from Dunton Green railway station (direct rail services to London in as little as 31 minutes) and is 0.4 of a mile walk 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 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.

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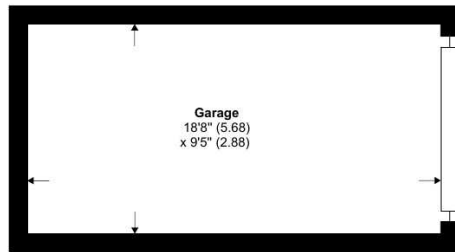
Yew Tree Road, Dunton Green, Sevenoaks, TN14

Approximate Area = 1521 sq ft / 141.3 sq m

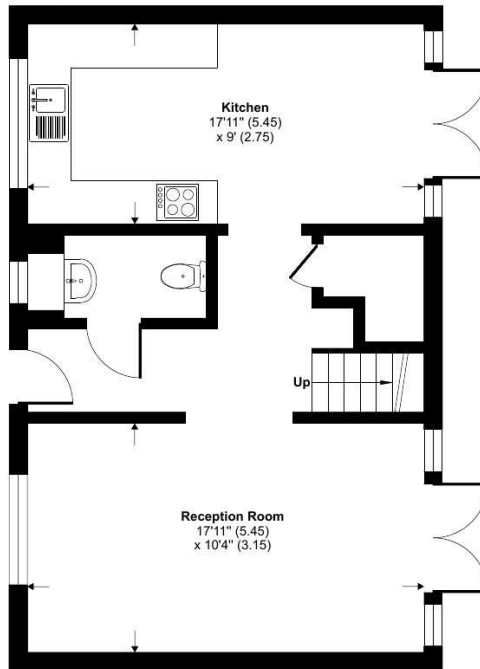
Garage = 176 sq ft / 16.3 sq m

Total = 1697 sq ft / 157.6 sq m

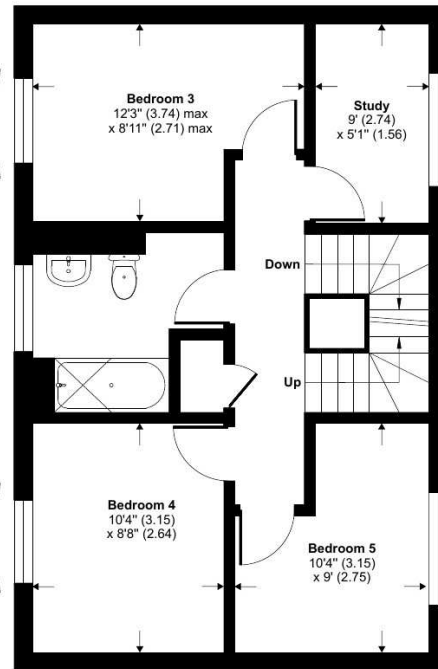
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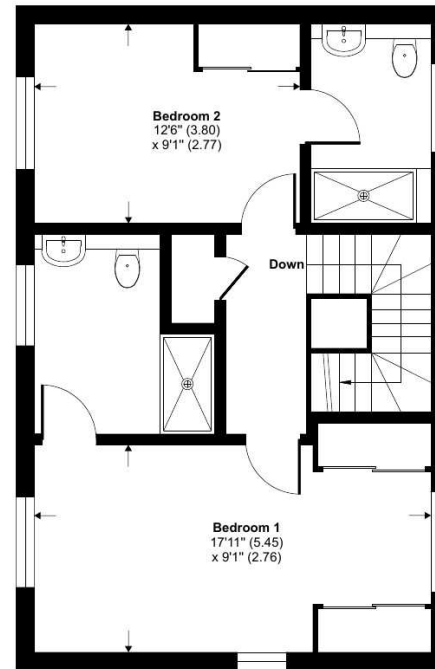
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TENURE

Freehold.

SERVICES

All mains services connected.

CHARGES

The Service Charge is currently £1,100 per annum.

LOCAL AUTHORITY

Sevenoaks District Council - Band F.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Humberts. REF: 1263487

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