



18, Yew Tree Road, Dunton Green, Sevenoaks, TN14 5GE  
£3,000 PCM



## About this property.....

Modern 4-Bedroom Townhouse – Ryewood, Dunton Green

Unfurnished | Garage & Parking | Access to Residents' Gym

A beautifully presented, detached townhouse in the sought-after Ryewood development, backing onto woodland and just a short walk to Dunton Green station and Sevenoaks Wildlife Reserve.

Arranged over three floors, the property offers:

Ground floor: spacious entrance hall with storage, cloakroom, study, utility room, and open-plan kitchen/dining room with integrated appliances and doors to the garden.

First floor: bright living room with balcony, principal bedroom with fitted wardrobes and en suite bathroom.

Second floor: three further bedrooms and a family bathroom with bath and separate shower.

Outside, there is an enclosed rear garden with patio and decked seating area, plus a garage and driveway.

Residents benefit from landscaped communal grounds, children's play areas, a private gym, and direct access to woodland walks.

## Situation.....

This home is part of the acclaimed Ryewood development by Berkeley Homes, set between Rye Wood, the River Darent, and Sevenoaks Wildlife Reserve. Residents enjoy woodland walks, trim trails, play areas, and a private on-site gym—offering a perfect balance of nature and well-being.

Despite its tranquil setting, Ryewood is highly connected: Dunton Green station is a 10-minute walk, with trains to London Bridge in about 37 minutes. Sevenoaks station is just over 2 miles away, and the nearby M25 provides easy access to London, Gatwick, and Heathrow.

The market town of Sevenoaks (2.5 miles) offers boutiques, restaurants, coffee shops, a cinema/theatre, leisure centre, and historic Knole Park—a 1,000-acre deer park ideal for walks and picnics.

Families are spoilt for choice with excellent schools nearby, including Riverhead Infants, Amherst, Lady Boswell's, Trinity, Knole Academy, Weald of Kent, Judd, Skinners', Tonbridge Grammar, and renowned independents like Sevenoaks School and Walthamstow Hall.

Leisure options include Knole and Wildernessee golf clubs, Nizels Golf and Leisure Centre, and thriving cricket and rugby clubs.

Ryewood offers the ideal mix of modern living, natural surroundings, superb connectivity, and outstanding local amenities.













## Useful Information...

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £90,000

TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.











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**Approx. Gross Internal Floor Area 1708 sq. ft / 158.86 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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