



Ibbett Mosely

19 Redlands Road, Sevenoaks, Kent, TN13 2JZ





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**A WELL PRESENTED DETACHED 4 BEDROOM HOUSE, BUILT IN 1939, CLOSE TO THE PRESTIGIOUS KIPPINGTON ROAD AND JUST A SHORT WALK FROM THE STATION**

**GUIDE PRICE: £1,275,000 Freehold**

- 4 Bedrooms
- Study/Home Office
- Character Features
- Council Tax Band G
- 2 Bath/Shower Rooms
- Kitchen/Breakfast Room
- Close to Kippington Road
- 2 Generous Receptions
- Utility Room
- Convenient for Station & Town

If you like central SEVENOAKS, want to be able to walk to the MAINLINE STATION and be just over a mile from the High Street, then this could be the house for you. It is a well presented 1930s DETACHED house full of character located just off Kippington Road. It has a lovely garden, garage and parking and the accommodation includes 4 BEDROOMS, 2 BATHROOMS and 3 RECEPTIONS.

### Description

This is a very well positioned detached house, BUILT IN 1939 with many delightful character features including two Deco style tiled fireplaces. It has provided a much loved family home for the current owner over the last 34 years. The house was extended in 2004 and a new driveway finished in 2011. It has been clearly cared for and is well presented throughout offering potential to extend further, if required. The gardens are a particular feature, extending in all to about 0.2 of an acre. The rear garden, facing North, has been delightfully landscaped with lawn, patio, two connecting ponds,

a further terrace and mature planting. Most of the garden benefits from the sun as it moves around the house during the day. The garden is notably private to the rear, backing onto gardens in Kippington Road with distant views to the North Downs.

The accommodation is arranged over two floors. An entrance porch leads to the central hallway which provides access to all rooms and a staircase to the first floor. To the left as you enter is a double aspect study/home office with windows overlooking the front and back plus a porthole style window to the rear. The charming sitting room has French Doors and windows overlooking and accessing the pretty rear garden. There is an open Baxi fireplace with a Deco style tiled surround. The dining room, spacious enough for a large family dining table, overlooks the front garden and has a further Deco style fireplace with a fitted gas fire. It also has useful built-in storage.

The kitchen/breakfast room was extended in 2004 to create an 'L' shaped space with under stairs cupboard. The kitchen looks over the garden with a range of units including a breakfast bar. It also includes a double oven and hob with new extractor. Off the lobby area there is a downstairs cloakroom with wc and washbasin. There is also a good sized utility room with door to the outside and a door leading to the garage.

Upstairs, the landing has a window to the rear, with far reaching views as enjoyed by all the rear windows. There is also a storage cupboard. The main bedroom has views to the rear and fitted triple wardrobes to one wall. Bedroom two is a generous double with a pleasant outlook to the front. Bedroom three enjoys frontal views and has a double wardrobe. The fourth bedroom is double aspect with window s to side and front. There is a bathroom with a bath and a separate power shower plus an airing cupboard.

Off the landing is a separate wc and a further shower room including a shower cubicle with electric power shower, washbasin and wc.

The property is approached over a driveway providing parking for 2 cars and leading to the entrance and the integral single garage. The house is double glazed and has gas central heating.

### Location

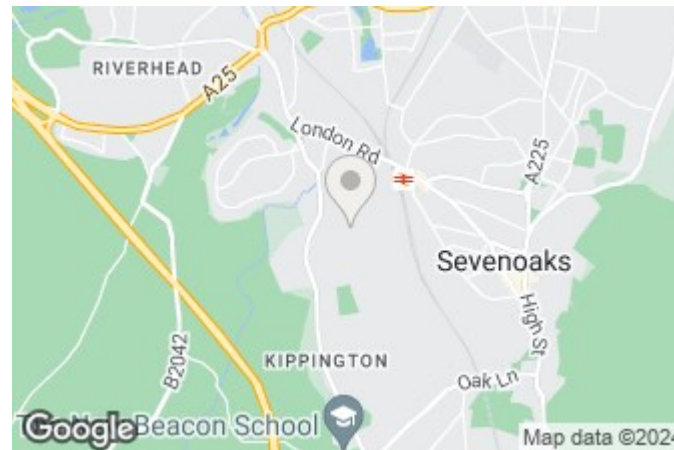
The house is located on Redlands Road, a popular leafy residential road, just a stone's throw from the junction with Kippington Road making this a very prestigious location. It sits approx 0.6 miles from the train station and 1.2 miles from the town centre. Sevenoaks is now considered to be one of the most sought-after locations to live in the UK with a

charming town centre offering a variety of restaurants, shops and services, as well as stunning local countryside including Knole Park nearby.

There are excellent links for the commuter. London is accessible by rail in around 30 minutes with regular services to Charing Cross. There is also access to the national motorway network via the M25 at Junction 5. There is an excellent selection of private and state schooling in the area including several outstanding primary schools, Sevenoaks School, Walthamstow Hall and the state schools including popular grammar schools

### Directions

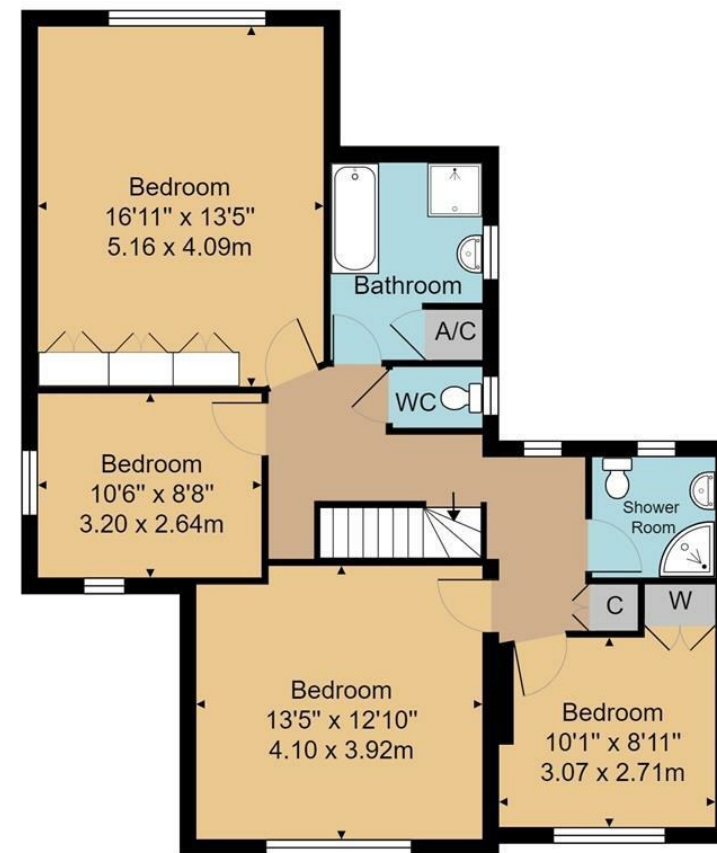
To drive from Sevenoaks Station go west along London Road, turning left into Braeside Avenue (next road past Kippington Road) and at the end turn left into Brittains Lane. Redlands is the first road on the left and the property is located towards the top end of Redlands Road, close to the junction with Kippington Road. The walk to and from the station is to by Kippington Road. A walk of around 8 to 10 minutes.







**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1960 ft<sup>2</sup> ... 182.1 m<sup>2</sup>  
(Incl. Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- D**

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