



Ibbett Mosely

14 Heathfield Road, Sevenoaks, Kent, TN13 3DA



## 14 Heathfield Road, Sevenoaks, Kent, TN13 3DA

**This is a superb opportunity to acquire a stylish and spacious family home with high-quality finishes, excellent living space and attractive gardens, all set within a desirable and peaceful setting. This stunning and beautifully extended 4 bedroomed semi detached home is situated in a tucked away private road convenient for all local amenities**

- Beautifully extended 4 bedroom semi detached property
- Open Plan Dining Room
- Sitting Room
- Open Plan Kitchen/ Breakfast room
- Ground floor large Shower Room
- Family Bathroom
- Lovely rear garden with summer house
- Close to shops and Local amenities
- Tucked away in a no through private road
- Garage and Parking



Stunning and beautifully extended 4 bedroomed semi detached home which has been stylishly updated and improved to provide a well proportioned and spacious family home in the centre of Riverhead. Tucked within a private road and in walking distance of shops, schools and Sevenoaks railway station. There is off street parking to front and Garage with beautiful rear gardens in a total plot of 0.09 of an acre.

### PROPERTY SUMMARY

A beautifully presented and thoughtfully extended family home, enjoying a pleasant outlook to the front over a private road and allotments, and set within delightful gardens and plot extending to approximately 0.09 of an acre. The property combines character features with contemporary living, offering generous and versatile accommodation ideal for modern family life.

### Accommodation

Entrance is gained via the front door into an enclosed porch, leading through to an inner door and welcoming hallway.

The sitting room enjoys attractive views to the front and features a striking fireplace with multi-fuel burner and wooden bressummer beam. Recessed alcoves provide display shelving, adding both character and functionality.

The dining room is finished with downlighters and wood-style flooring and opens seamlessly into the stunning, extended kitchen/breakfast room and family area, creating an exceptional open-plan living space.

The kitchen is comprehensively fitted with a range of base and wall-mounted units topped with Corian work surfaces. A central island provides additional storage and informal seating. There is a double drainer sink unit with Quooker tap with instant boiling water.

Integrated Bosch dishwasher and Range master electric fan cooker with 5 ring gas hob.

Built in Siemens Fridge, underfloor piped heating and a rear-facing window overlooking the gardens. The adjoining family area includes bespoke built-in units with concealed, sliding screening for the housing a 55-inch television—an impressive and practical design feature.

Also on the ground floor is a large shower room comprising a walk-in shower, WC and vanity units with wash basin and tiled surrounds.



To the first floor, the landing provides access to four bedrooms. Bedrooms one and four are positioned to the front and enjoy views over the allotments, while bedrooms two and three overlook the rear garden. The family bathroom is fitted with a white suite including bath with shower attachment over, WC and wash hand basin set within enclosed vanity units. Additional features include concealed shaver points and wood-effect flooring with underfloor electric heating

#### Outside

The rear garden is a particular highlight, and the plots extends to approximately 0.09 of an acre. A patio area provides an excellent space for entertaining, with steps leading up to a lawned garden interspersed with shrubs, bushes, small trees and mature planting. To the rear of the garden is a summerhouse and shed with power and lighting, ideal for home working, hobbies or relaxation.

To the front of the property is a parking space and access to the garage with housing for boiler and space for appliances. The garage benefits from a personal door, offering convenient internal access.

#### LOCATION

The property is ideally located along a private road within easy walking distance of Sevenoaks Station which provides regular services into London Bridge, Cannon Street and Charing Cross (within 30 mins). Further mainline rail services: Dunton Green (1.1 miles, 1.3 miles via a public footpath) to Charing Cross. Otford (2.4 miles) to London Victoria. Sevenoaks (1 mile) to London Bridge/Charing Cross/Cannon Street. It is also within the catchment area for the very popular, outstanding rated Riverhead Infants and Amherst Primary School. Sevenoaks is also now home to The Weald Grammar School annexe and a second annexe to Tunbridge Wells Boys Grammar School. Comprehensive Shopping: Sevenoaks (1.8 miles), Tunbridge Wells and Bluewater. Wildernesse and Knole Golf

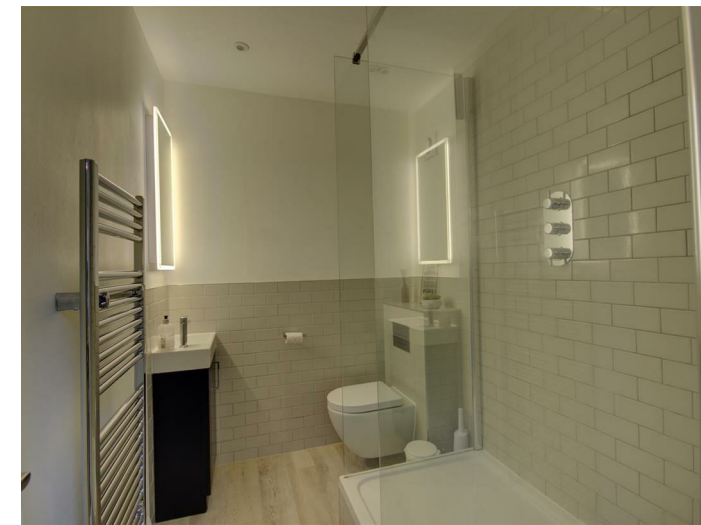
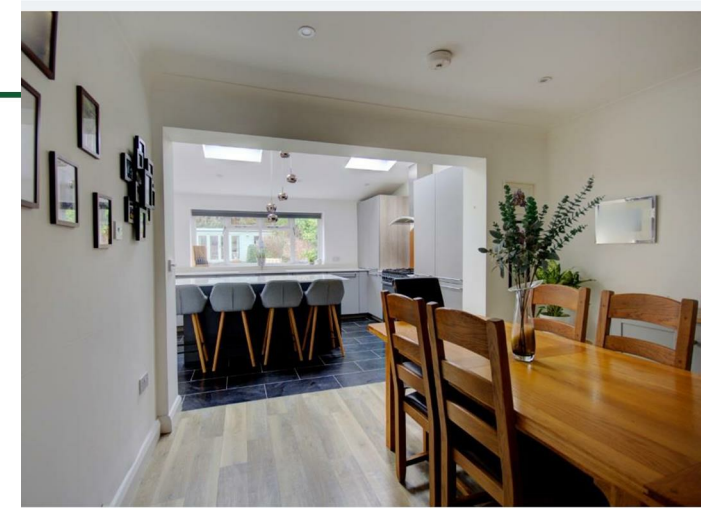
clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenbrough. Sevenoaks Sports and Leisure Centre. Cricket, Hockey, Football and Rugby in the Vine area of Sevenoaks. London Golf Club in West Kingsdown.

#### DIRECTIONS

From Sevenoaks High Street head north on the A225 and at the traffic lights turn left onto Pembroke Road. At the next set of traffic lights turn right and proceed down the hill past Sevenoaks station into Riverhead. At the roundabout take the second exit and at the next roundabout take the second exit for the A25. Continue for approx 0.1 of a miles before turning left into Heathfield Road and the property will be found on the left hand side.

#### AGENTS NOTE

Local Authority Sevenoaks Conservation Area No Council Tax Band Band F Flood Risk very low Council Tax Estimate £3,495 Rivers & Seas Very low Surface Water Very low septic system accessed via 20 Heathfield combinator boiler water heating and central heating wood burner in lounge



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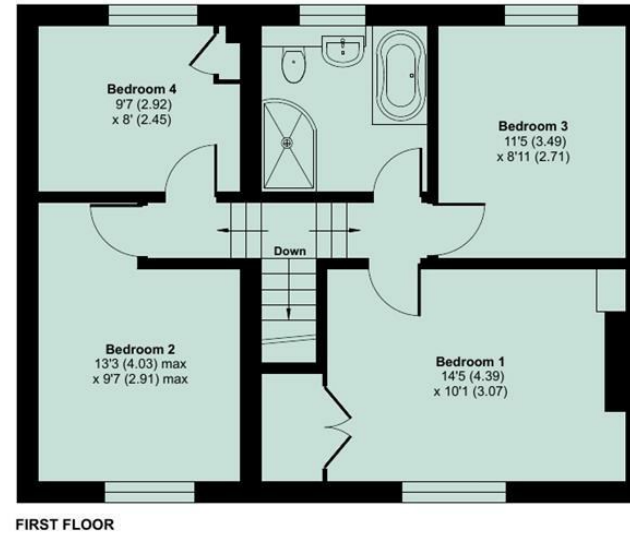
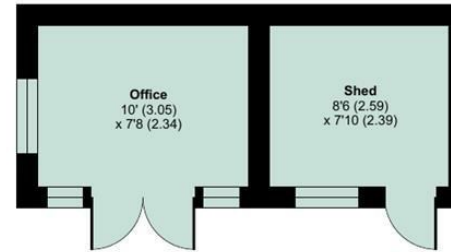
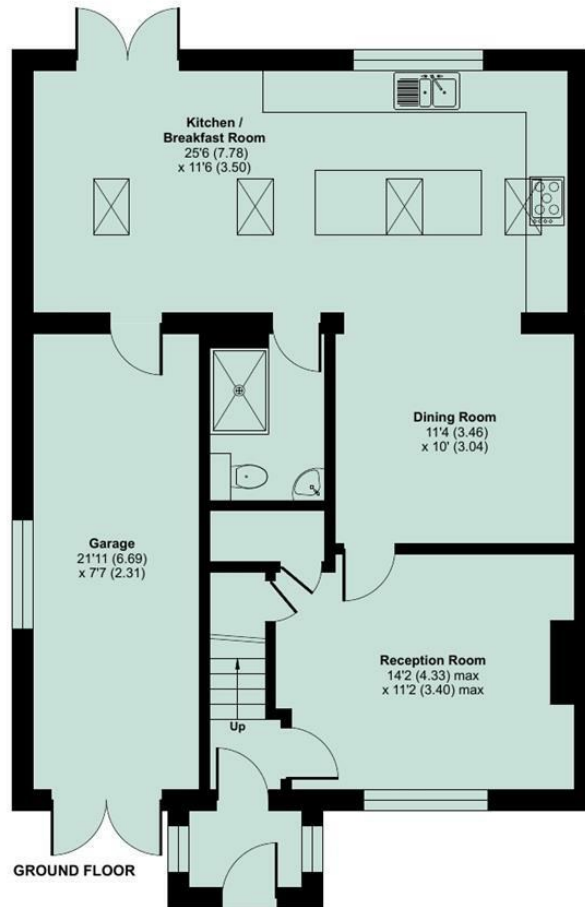
Approximate Area = 1308 sq ft / 121.5 sq m

Garage = 171 sq ft / 15.8 sq m

Outbuildings = 142 sq ft / 13.1 sq m

Total = 1621 sq ft / 150.4 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). © nche.com 2025. Produced for Ibbett Mosely. REF: 1388883



Sevenoaks 01732 452246

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EPC Rating-

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