





# Packhorse Road

## Sevenoaks, Kent, TN13 2QP

**GUIDE PRICE: £1,795,000 FREEHOLD**

- CHAIN FREE • EXCLUSIVE PRIVATE ROAD LOCATION
- GATED 0.8 ACRE PLOT TO INCLUDE LEVEL GARDENS & POOL
  - CONVENIENT FOR ROAD NETWORKS
- EXCELLENT COMMUTER CHOICE (SEVENOAKS STATION – 1.5 MILES ON FOOT)
  - CLOSE TO RIVERHEAD INFANTS/AMHERST/CHEVENING JUNIOR SCHOOLS
    - KENT GRAMMAR SCHOOL CATCHMENT AREA
- CONTEMPORARY KITCHEN WITH GAGGENAU APPLIANCES
  - FIVE BEDROOMS TO INCLUDE THREE SUITES
- HOME OFFICE/STUDIO/GYM WITH EN SUITE FACILITIES

Offered to the market chain free and occupying an exclusive private road setting, this impressive double fronted home benefits from a mature 0.8 acre plot and is within easy reach of numerous superb schooling options. It is in addition convenient located for Sevenoaks station (London Bridge - 29 mins) and major road networks.

Originally dating to the 1930s, the property has been sensitively extended and modernised in recent times to create a light and spacious home offering versatile accommodation, to include generous living space and five bedrooms, three of which benefit from en suite facilities.

A stylish contemporary kitchen offers ample space for day-today family living, together with a plethora of built-in Gaggenau appliances.

Externally, the generously sized mature garden is mainly laid to level lawn with a variety of established shrubs and trees, a large paved terrace ideal for relaxing and entertaining and a kidney shaped swimming pool.

A self-contained garden studio/office/gym, double garaging and plentiful driveway parking complete the profile of this attractive proposition.

### POINTS OF NOTE

- Solid oak flooring throughout the ground floor
- Fully tiled bathrooms/en suites with white sanitaryware, Aqualisa shower systems and full wall/floor tiling
- Welcoming central entrance hall with access to a cloakroom
- Kitchen-breakfast room incorporating a comprehensive range of modern, handleless cabinetry with quartz surfaces and upstands over. Integrated Gaggenau appliances to include a dishwasher, induction hob with fitted extractor over, double oven and warming drawer, fridge/freezer and full height wine chiller. Pull-out larder units, undermounted double sink and concealed bin system. Ample space for a family sized dining table and chairs. Door through to adjacent:
- Utility room with integrated washing machine, sink/mixer tap, quartz counter and fitted storage cupboards
- Triple aspect sitting room of generous proportion with focal fireplace comprised of a stone surround/hearth and inset log burner. French doors leading out to a covered veranda and paved terrace onto the garden
- Dining room with an aspect to the front
- Dual aspect garden room/office/gym – accessed via the rear terrace – with door to an en suite shower room with concealed cistern WC, wall-hung basin and heated ladder style towel rail

- Main bedroom suite with double doors opening to an attractive balcony terrace of glass and steel construction overlooking the rear garden. Access to a dressing room with fitted wardrobes to one wall and separate full en suite bathroom comprising a bath with tiled sides, concealed cistern WC, vanity console with double basins and integral storage below, shower cubicle and heated ladder style towel rail

- Two further bedroom suites to the first floor, including one with a balcony terrace with views over the rear garden, another with an aspect to the front and door to a deep wardrobe cupboard

- Two double sized bedrooms to the second floor with eaves storage cupboards and access to a full bathroom with tiled panelled bath, shower cubicle, concealed cistern WC, bidet, floor mounted vanity cabinet with inset basin and heated towel rail

- Fully fenced and hedged rear garden extending to over 100 feet, laid to level lawn with several small fruit trees to the rear, two sheds, a greenhouse and large paved terrace to the rear elevation. Kidney shaped swimming pool with surrounding paving and gated side access to the front driveway area

- Double garaging with automatic lighting, remote operated up and over door, tiled floor and sliding door to a plant/storage room with boiler system/mega flow storage tank. Hatch to a useful loft recess

- Sweeping block paved carriage driveway set behind electrically operated wrought iron gates offering parking for several vehicles

#### LOCATION

Bessels Green is located on the outskirts of Sevenoaks, approximately 1 mile distant from Riverhead which benefits from the highly regarded Riverhead Infants' and Amherst Junior Schools. Local amenities include a butcher, pharmacy, general store and post office as well as a Tesco supermarket.

Nearby Chipstead is a picturesque village with its own sought-after primary school, together with two well regarded pubs and attractive lake with sailing club.

Sevenoaks town centre is located approximately 2 miles distant and offers a wide variety of shops and facilities including a Waitrose supermarket, several cafes and restaurants, a leisure centre and a theatre/cinema as well as numerous sports and social clubs. Sevenoaks mainline station is approximately 1.7 miles away offering fast and frequent services to London (London Bridge - 29 minutes).

#### SERVICES

Mains gas, electricity, water & drainage

#### OUTGOINGS

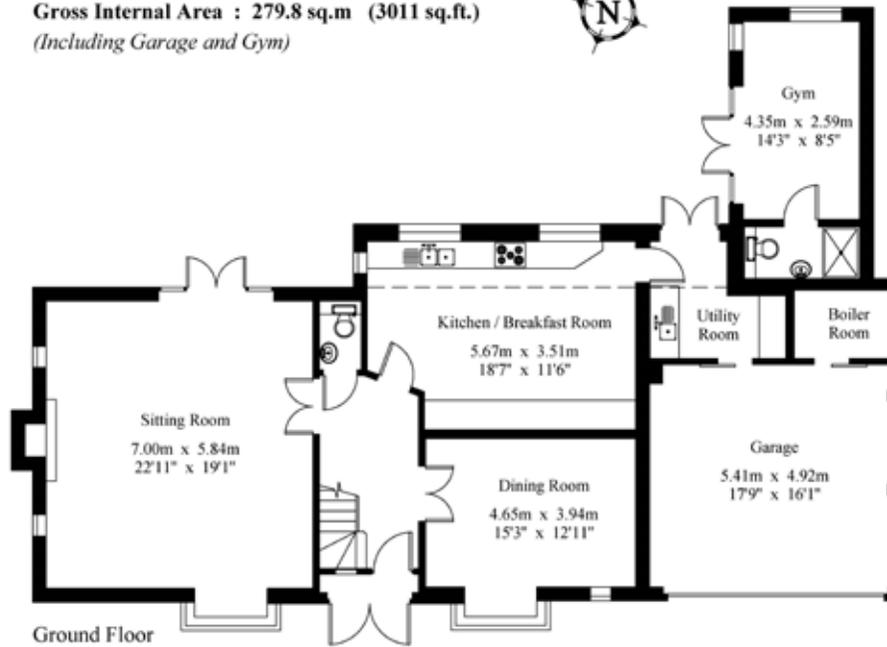
Sevenoaks District Council - Tel No.01732 227000  
Council Tax Band G - Rates for 2020/21 £3,163.83  
EPC: C

#### VIEWING

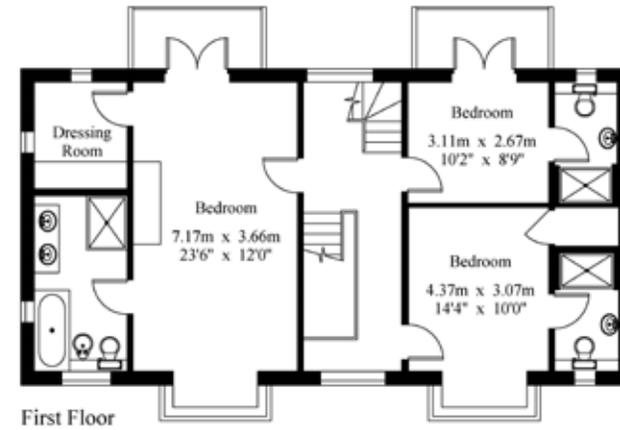
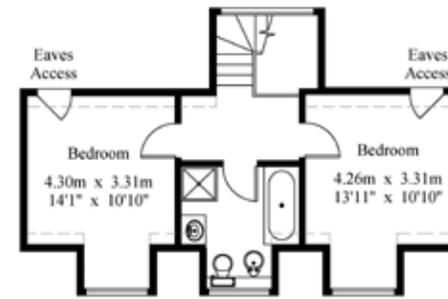
Strictly by appointment via James Millard Estate Agents  
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Tel: (01959) 565756  
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**Gross Internal Area : 279.8 sq.m (3011 sq.ft.)**  
*(Including Garage and Gym)*



----- Restricted Height



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