



Asking Price - £1,100,000

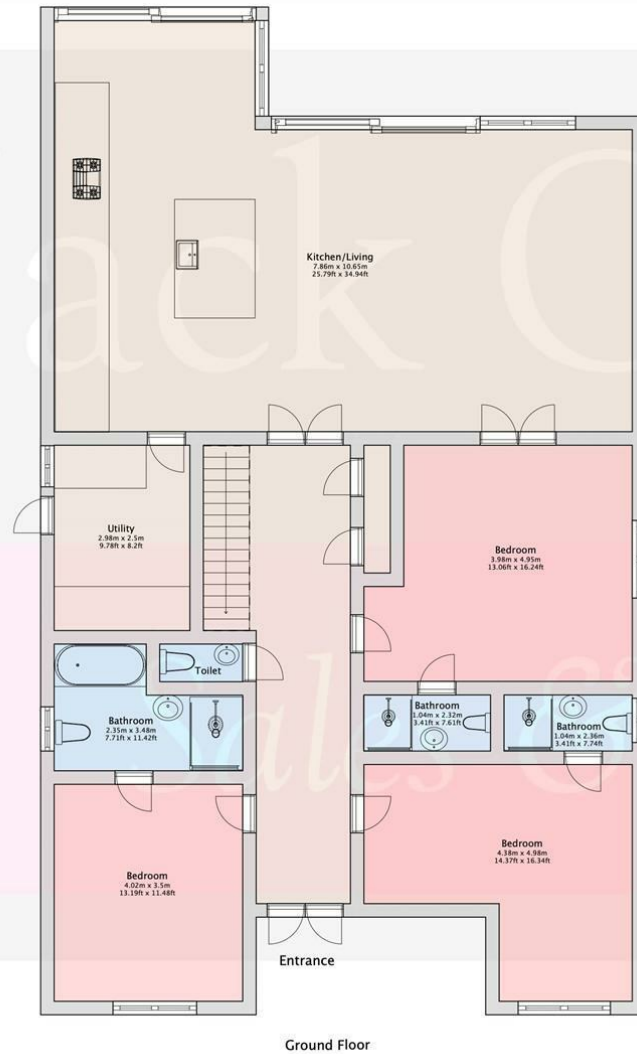
Jack Charles  
Estate Agents

Sales & Lettings

Evington London Road,  
Halstead, Sevenoaks, Kent,  
TN14 7DR

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Stunning Detached Family Home
- Four Ensuite Bedrooms
- Magnificent Open Plan kitchen / Family Room
- Cloakroom / WC
- Separate Utility Room
- Substantial Outbuilding with Power and Water
- Driveway With Electric Gates
- Completely Overhauled and Renovated
- Popular Location Close To MLS
- No Forward Chain



Evington  
Approximate total internal area:  
229.86m<sup>2</sup> (2474.19 sqft)

208.1m<sup>2</sup> (2239.97 sqft)  
External building 21.76m<sup>2</sup> (234.22 sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.

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## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this magnificent detached four ensuite double bed roomed family home situated in a popular location on the outskirts of Sevenoaks. This stunning property has been substantially extended, redeveloped and modernised by the owners creating free flowing flexible accommodation over two floors.

You approach the property via electric gates leading on to a substantial block drive that provides parking for several vehicles. There is an attractive entrance door leading to a wide hallway with wooden flooring, a useful under stairs recess and doors to a cloakroom / WC, three ground floor bedrooms and double doors opening into a stunning family room / kitchen.

This room has ceramic tiled flooring which continues out onto the terrace making the room feel even larger than it actually is. There are double doors leading to one of the bedrooms which could be used as a very useful second reception room. The kitchen is dark grey in colour with neon mood lighting just below the work tops. There are glass mirrored splash backs, granite work tops and a central island with storage under, sink drainer and pop up power. There is an induction hob and the units house a two AEG ovens, microwave and a coffee machine and access to a separate utility room with cupboard housing boiler and underfloor heating controls, range of units and worktops matching those of the kitchen, sink and washing machine.

All three ground floor bedrooms have ensuites, one of which has a contemporary free standing bath and separate walk in shower. Bedroom four has double doors leading to the family room and an ensuite giving the ground floor versatility in how it could be used.

The first floor which is approached by a turned stairs with glass panelling and balustrade provides a substantial space with views over the rear garden and access to full ensuite bathroom with separate shower.

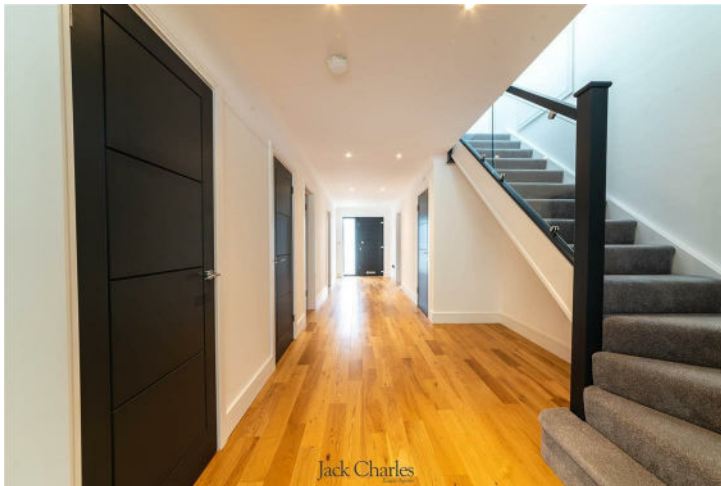
Outside to the rear is a large ceramic tiled paved terrace matching the tiles of the family room inside and white rendered wall with central steps leading to the remainder of the garden which is laid to lawn with a white stone pathway that gives access to a substantial outbuilding that could be used as a substantial home office, possible detached studio / annexe, there is power and water. To the rear of the outbuilding is at last another 20ft of garden and further hardstanding and a garden shed.

## Situation

Evington is situated in Badgers Mount which is in an attractive semi rural hamlet albeit the property is only a few minutes from Knockholt Station offering rail services to London Bridge in approximately 35 minutes; it is also less than a mile to Junction 4 of the M25 and about a 20 minute drive to Bluewater shopping centre or Sevenoaks. There are also extensive local shops and facilities which can be found at Orpington town centre. There a a variety of recreational and leisure facilities including the nearby Broke Hill Golf Club. There are excellent Schools in the local Sevenoaks and Tonbridge ares in both the private and public sectors.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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