



18 Weavers Lane, Sevenoaks, TN14 5BT

Jack Charles
Estate Agents

Guide Price £800,000 - £850,000

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Sales & Lettings

18 Weavers Lane,
Sevenoaks, TN14
5BT

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.

- Extended Semi Detached House
- Four Double Bedrooms
- Stunning Openplan Kitchen / Family Room
- Living Room
- Study / Office
- Gym Office Studio
- Beautiful Garden
- Utility Room & Seperate WC
- Parking

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



Ground Floor
Approximate Floor Area
941.73 SQ.FT.
(87.49 SQ.M.)

First Floor
Approximate Floor Area
595.78 SQ.FT.
(55.35 SQ.M.)

Outbuildings
Approximate Floor Area
548.09 SQ.FT.
(50.92 SQ.M.)

TOTAL APPROX FLOOR AREA 2085.61 SQ.FT. (193.76 SQ. M.)
For Identification Purposes Only.



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191 High Street
Tonbridge
6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

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To Be Sold

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Jack Charles are delighted to offer for sale this beautifully presented and extended semi detached family home, situated within a sought after residential location in Sevenoaks. The property has been thoughtfully improved by the current owners and offers spacious, versatile accommodation throughout, complemented by a superb rear garden and substantial outbuildings.

Internally, the property benefits from an entrance hall, cloakroom/WC, a bright and comfortable living room to the front and a useful office/study which used to be the garage. The true focal point of the home is the impressive open plan kitchen/family/dining room extending across the rear of the property, measuring approximately 24'4 x 20'5, creating an exceptional entertaining and family space with direct access onto the garden. In addition, there is a separate utility room providing further practicality.

To the first floor there are four well proportioned double bedrooms and a modern family bathroom.

Externally, the property is approached via a block paved driveway providing off road parking. The rear garden is a particular feature, being beautifully maintained and mainly laid to lawn with mature hedging offering a high degree of privacy. There is an attractive seating and entertaining area and impressive detached outbuildings. These versatile spaces are currently arranged as a gym/office/studio with additional storage rooms, making them ideal for those working from home, hobbies or fitness.

The property is conveniently positioned for local amenities, highly regarded schools and excellent transport links including nearby mainline stations offering services into London, whilst Sevenoaks town centre provides an excellent selection of shops, restaurants and leisure facilities.

Sevenoaks

This property is ideally located within easy reach of the historic Vine, Knole Park and the High Street and just over a mile from the mainline station. 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, services and shops including many independent boutiques and both Marks & Spencer and Waitrose stores.

The Stag Community Arts Centre offers a rich and varied calendar. Knole is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park. There are excellent leisure and sporting facilities in and around the area. The nearby Sevenoaks Leisure Centre offers an excellent gym and pool and there is a selection of private health clubs and golf clubs.

There are excellent links for the commuter. London is accessible by rail from under 30 minutes with regular services to London Bridge/Waterloo East/Charing Cross as well as Cannon Street and Blackfriars. 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, notably Lady Boswell's less than half a mile away. The range includes: Weald of Kent Grammar - Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy and The Trinity School in Sevenoaks and Skinners' School, Tunbridge Wells. The Independent Schools include : Walthamstow Hall, Solefields, Sevenoaks Prep, Granville, New Beacon, St Michael's, Russell House, Sevenoaks School and Radnor House.







