3 Vine Court Road, Sevenoaks, TN13 3UU.

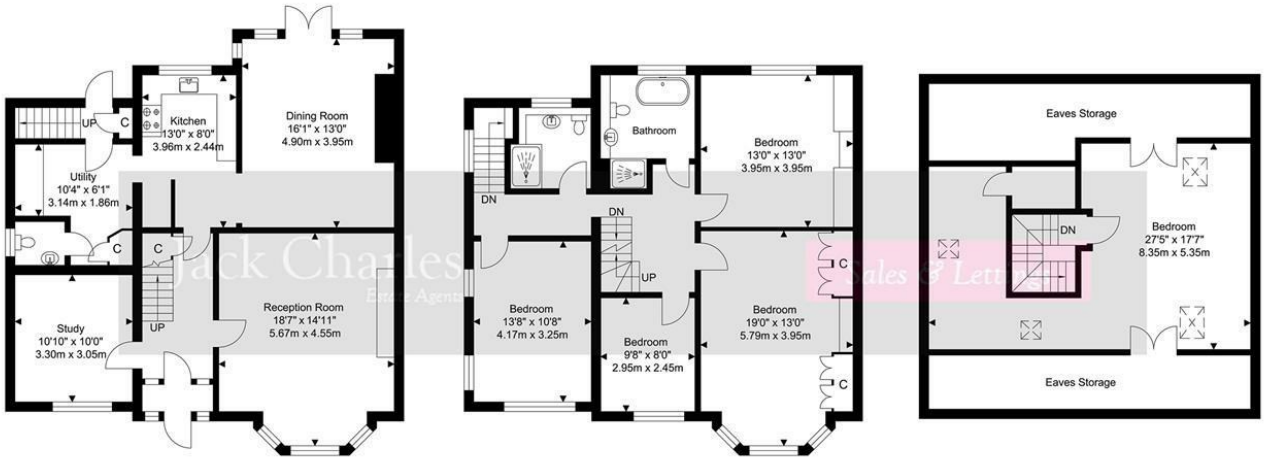
Guide Price £1,300,000

Jack Charles
Estate Agents

Sales & Lettings

- Substantial Family Home
- Attic Bedoom With Scope For Ensuite facilities STP
- Utility Room
- Highly Desirable Location
- Five Bedrooms
- Three Reception Rooms
- Pretty Gardens
- Two Bathrooms
- Kitchen
- Parking

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.



Ground Floor
Approximate Floor Area
997.49 SQ.FT.
(92.67 SQ.M.)

First Floor
Approximate Floor Area
909.22 SQ.FT.
(84.47 SQ.M.)

Second Floor
Approximate Floor Area
759.50 SQ.FT.
(70.56 SQ.M.)

TOTAL APPROX FLOOR AREA 2668.00 SQ.FT. (247.70 SQ. M.)
For Identification Purposes Only.

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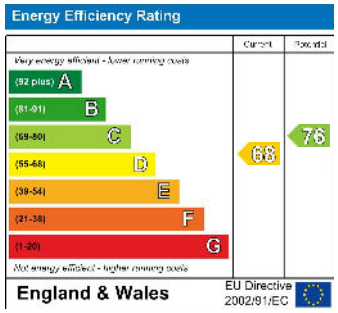

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To Be Sold

Jack Charles are delighted to offer this impressive and substantially extended semi detached family home, enjoying a prime position in the heart of Sevenoaks. Offering spacious and adaptable accommodation across three floors, the property is perfectly placed for easy access to Sevenoaks High Street and the mainline station, whilst being just moments from Walthamstow Hall, The Vine Cricket Ground, Knole Park and the historic surroundings. The location provides an exceptional blend of convenience, recreation and character, making it ideal for family living.

The well presented accommodation begins with an enclosed entrance porch leading through to a welcoming hallway with wooden flooring, staircase rising to the first floor and access to the principal reception rooms. The attractive bay fronted sitting room features plantation shutters, ambient mood lighting and a wood burning stove, creating a cosy yet elegant living space. To the rear, the dining room enjoys views over the garden and benefits from double doors opening onto the terrace, a feature fireplace and an open plan layout flowing seamlessly into the kitchen, ideal for both everyday living and entertaining.

The kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces, incorporating a stainless steel sink, integrated dishwasher, built in oven and ceramic hob with extractor above, together with space for a fridge freezer. The adjoining utility room provides additional storage and appliance space, whilst a cloakroom adds practicality. A rear lobby gives access to the garden and houses the recently installed boiler with smart controls, whilst a secondary staircase provides further access to the first floor. A generous study completes the ground floor and offers versatility but is an excellent work from home space, with wired internet connectivity serving the principal rooms from a centralised hub.

The first floor comprises four well proportioned bedrooms. The principal bedroom enjoys a bay window and an extensive range of fitted wardrobes, whilst the second bedroom overlooks the rear garden and benefits from built in storage. The third bedroom is dual aspect and currently arranged as a home office, whilst the fourth bedroom enjoys a front aspect. A well appointed family bathroom, fitted with a bath, separate shower, wash hand basin and WC, is complemented by an additional shower room.

Occupying the top floor is a superb fifth bedroom, flooded with natural light from Velux windows to the front and rear. This spacious room also benefits from extensive eaves storage and a useful walk in storage area that has scope to extend STPP to create ensuite facilities as well as wardrobe space.

To the front, gates open onto off road parking with attractive planted borders and mature shrubs. The rear garden provides a wonderful setting for outdoor enjoyment, featuring a paved terrace adjoining the house, lawn, established flower beds, a further sun terrace and a garden shed.

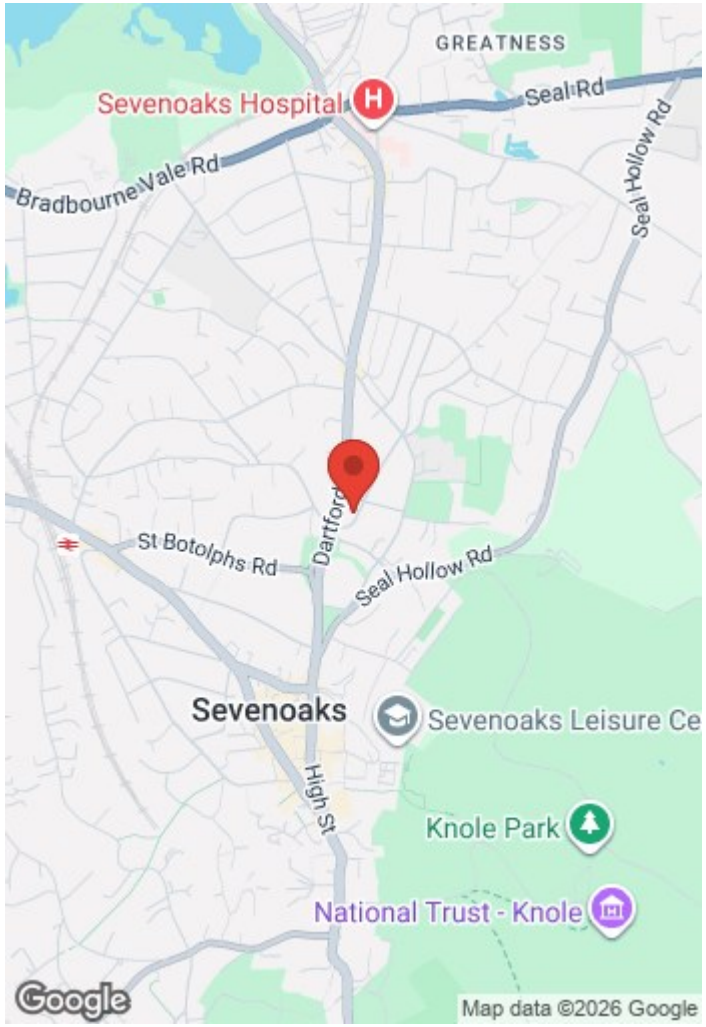
Location

Vine Court Road is located in the highly desirable 'Vine' area of Sevenoaks, a conservation area 0.3 of a mile from Sevenoaks High Street. Arguably one of the finest roads in the town. The wide choice of social and recreational activities include the Stag Theatre and cinema, vine cricket ground, leisure centre with swimming pool and fitness suite and a fine selection of cafés, shops, pubs and restaurants are all on the doorstep. Hollybush Recreation Ground, which includes tennis courts, bowls, astro turf pitch, a café and a children's playground is just around the corner and the 1,000 acres of Knole Park is also a short walk away with a pedestrian shortcut through the 'hole in the wall'.

Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes) is only 0.5 miles distant, ideal for those commuting into the city. Access to the M25 (junction 5) and A21 can be found at the Chevening interchange approximately 2.2 miles away which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus, the south coast and the excellent Bluewater shopping centre.

Schooling is excellent with many highly regarded state schools within walking distance including Sevenoaks Primary, Lady Boswell's and St John's Primary Schools. There are also several top class private schools close by including The Granville, Solefield, Walthamstow Hall and the internationally renowned Sevenoaks School.

Further places of interest within the local area include Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place and Sevenoaks Wildlife Reserve.



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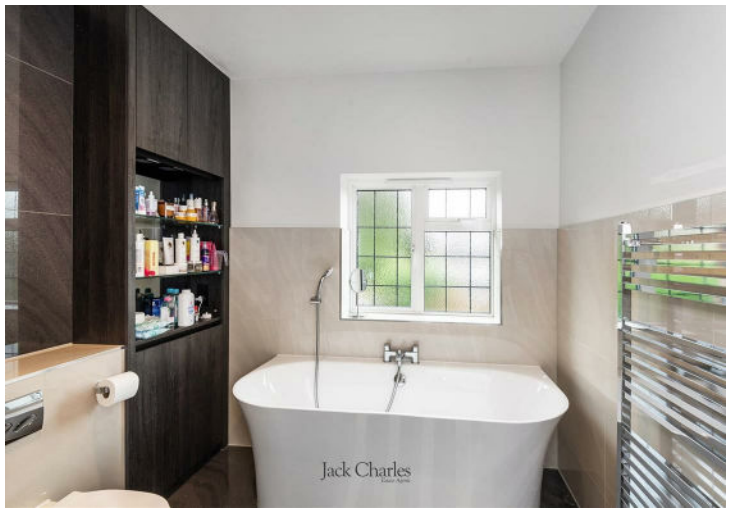
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