

21 Oak Warren, Sevenoaks, TN13 1NR

Jack Charles
Estate Agents

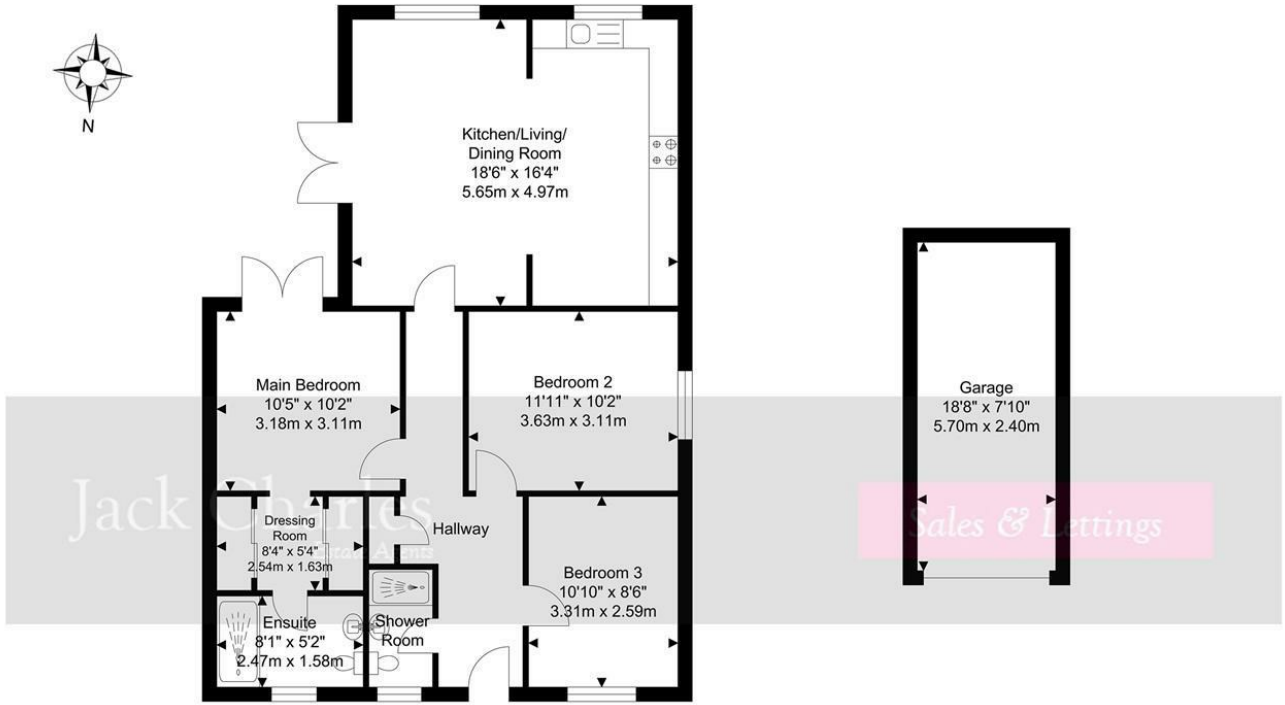
Guide Price £725,000 - £775,000

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Sales & Lettings

- Detached Bungalow
- Three Bedrooms
- Drive & EV Charger
- Woodland Development
- Ensuite & Family Shower Room
- Garage En-Bloc
- Stunning Openplan Kitchen/family room
- Landscaped Gardens
- Communal Grounds

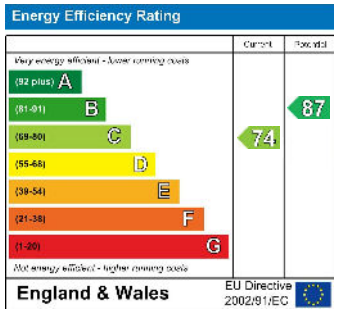
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
895.75 SQ.FT.
(83.21 SQ.M.)

Garage
Approximate Floor Area
147.25 SQ.FT.
(13.68 SQ.M.)

TOTAL APPROX FLOOR AREA 1043.00 SQ.FT. (96.89 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to present this beautifully refurbished and extended three bedroom detached bungalow, set within an attractive gated development surrounded by mature woodland. Thoughtfully redesigned and finished to an exceptional standard, the property offers a turnkey opportunity with a fresh, contemporary feel throughout, complemented by landscaped gardens and a strong focus on modern comfort and practicality.

The accommodation opens with a bright and welcoming entrance hall, leading through to an impressive open plan kitchen and living area. This space enjoys a peaceful, private outlook over the rear garden and provides direct access onto a stylish decked terrace, ideal for relaxing or entertaining. The kitchen itself features a sleek handleless design with grey quartz worktops and matching splashbacks, alongside a comprehensive range of integrated appliances including a Samsung Family Hub French style fridge freezer with beverage centre, Hoover washing machine, Siemens gas hob with extractor, combination microwave oven, integrated dishwasher and Brita water filter.

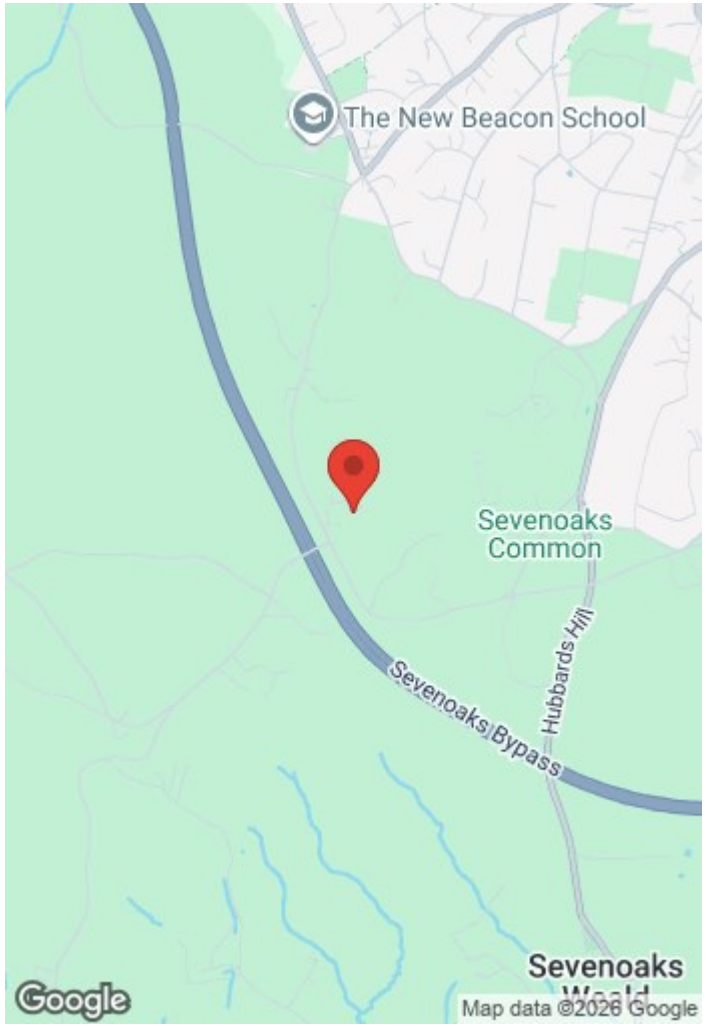
The principal bedroom is a standout feature, with double doors opening onto the garden and access to a well appointed dressing area fitted with contemporary grey wardrobes, leading through to a high quality en suite shower room with walk in shower, WC, wash hand basin, full height tiling and heated towel rail. Two further bedrooms, both with fitted wardrobes, are served by a stylish family bathroom finished in a modern white and grey suite with walk in shower and feature tiling.

Outside, the property continues to impress with a newly laid driveway to the front, complete with an electric vehicle charging point, along with Ring security cameras, video doorbell and alarm system. The south facing rear garden has been thoughtfully landscaped to create a series of generous terrace areas, with external power, lighting and security features, as well as a useful outside store housing a tumble dryer and additional drying space. A garage en bloc is also included, again benefiting from its own electric vehicle charging point.

There is a monthly residents charge of £120, which covers sewage treatment works and the upkeep of the communal areas.

Location

Oak Warren is situated approximately 1.6 miles from the High Street shops, with further options in Tunbridge Wells and Bluewater. Mainline rail services are available from Sevenoaks (2.5 miles) with direct links to London Bridge, Charing Cross and Cannon Street. There is an excellent selection of schools in the area including primary options such as Weald, St John's CEP, St Thomas' RCP, Sevenoaks Primary and Lady Boswell's CEP, along with secondary schools including Knole Academy, Weald of Kent Grammar and Trinity in Sevenoaks, plus further choices in Tonbridge and Tunbridge Wells. Private schooling is also well catered for with Sevenoaks, Walthamstow Hall and Tonbridge at secondary level, and prep schools including Sevenoaks, Walthamstow Hall, The Granville, Solefields, New Beacon, St Michael's and Russell House in Otford, as well as Radnor House in Sundridge. Leisure facilities include trails through the communal woodland leading to Sevenoaks Common, golf at Wildernesse, Knole and Nizels in Hildenborough which also offers a private health and fitness centre, along with Sevenoaks sports and leisure centre and cricket and rugby at The Vine. The M25 is easily accessible via the Chevening interchange, providing links to the wider motorway network and both Gatwick and Heathrow airports.

















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