



11 Oakhill Road, Sevenoaks

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# 11 Oakhill Road

## Sevenoaks TN13 1NW

A well-presented five bedroom detached family home in a sought-after private road in a convenient town centre location

Sevenoaks station 0.5 mile (London Cannon Street 33 minutes), M25 (Jct. 5) 3.5 miles, London Gatwick Airport 24.3 miles, central London 28.4 miles

Storm porch | Reception hall | Sitting room  
Music room | Study | Kitchen/dining/family room | Utility room | Cloakroom | Shower room  
Principal bedroom with en suite bathroom  
4 Further bedrooms | Family shower room  
Double garage | Garden | EPC rating C

### The property

11 Oakhill Road is a handsome red brick and part tile-hung property providing more than 2,300 sq. ft. of light-filled flexible accommodation arranged over two floors. Configured to provide a stunning family and entertaining space and featuring a wealth of wooden flooring throughout, the ground floor accommodation flows from a welcoming reception hall with useful cloakroom and briefly comprises a large sitting room with feature red brick inglenook fireplace and French doors to the rear terrace, a generous music room and a well-proportioned study. The ground floor accommodation is completed by an extensive 27 ft. kitchen/dining/family room with a neighbouring fitted utility room with contemporary fully-tiled shower room and a door to the integral double garage. The kitchen provides a range of modern wall and base units including a large central island with breakfast bar and modern integrated appliances including a wine chiller. The remaining area has a dining area and a family area, two sets of bi-fold doors to the rear terrace and numerous sky lanterns that flood the area with natural light. On the first floor the property offers a generous principal bedroom with built-in storage and en

suite bathroom, four further well-proportioned bedrooms, two with built-in storage, and a modern family shower room.

### Outside

Having plenty of kerb appeal, the property is approached over a tarmac driveway providing parking for multiple vehicles and giving access to the integral double garage and a pedestrian gate to the rear aspect, the whole flanked by an area of gently-sloping lawn interspersed with mature flowerbeds and shrubs. Screened by mature trees, the enclosed garden to the rear is laid mainly to lawn bordered by well-stocked flower and shrub beds and features a large split-level paved and decked seating area, a separate decked seating area and a generous split-level paved terrace, all ideal for entertaining and al fresco dining.

### Location

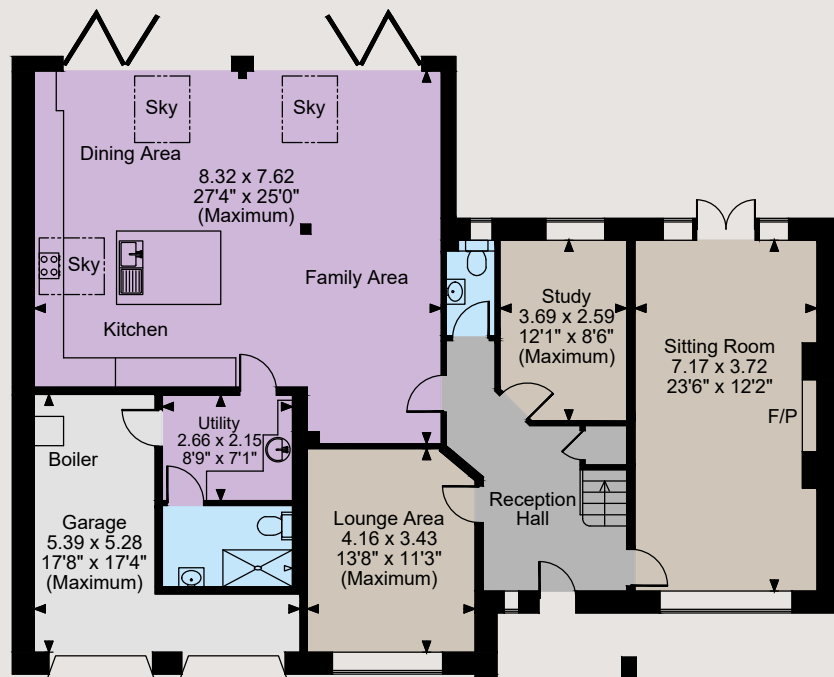
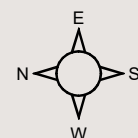
The property is situated in a sought-after private road with a south side entrance with an electric gate for resident use only, close to both Sevenoaks station and the High Street. Sevenoaks provides a comprehensive selection of bars, restaurants, supermarkets including Waitrose and a wide range of independent and High Street shopping. The area offers a wide choice of social and recreational activities including the Stag Theatre, a cinema, library, leisure centre with swimming pool and fitness suite, Hollybush Recreation Ground, which provides tennis courts, bowls, astroturf pitch, a café and a children's playground and the 1,000-acre Knole Park. There is also golf at Knole and Wildernesse and cricket at The Vine. Communications links are excellent: Sevenoaks mainline station offers speedy rail services to central London and the property also enjoys excellent links to the motorway network via the A21, A25 and M25 for London and the coast. The area offers a wide range of state primary and secondary schooling including Riverhead Infant School and Lady Boswell's C of E VA Primary School (both rated Outstanding by Ofsted), together with a good selection of independent schools including The Granville,



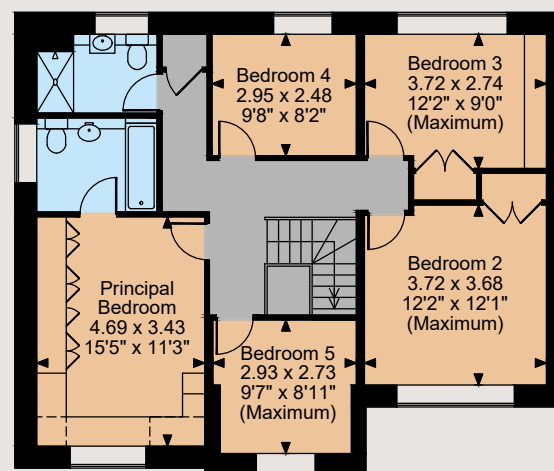




Floorplans Oakhill Road, Sevenoaks  
Main House internal area 2,328 sq ft (216 sq m)  
Garage internal area 178 sq ft (17 sq m)  
Total internal area 2,506 sq ft (233 sq m) For identification purposes only.



Ground Floor

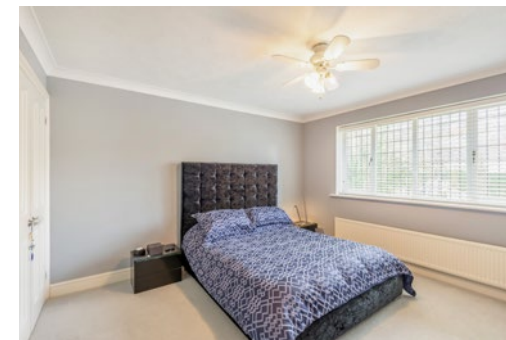


First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Walthamstow Hall, The New Beacon, Sevenoaks, Solefield and Sevenoaks Prep.

### Directions

From Strutt & Parker's office, head north-west on London Road (A224) then after 0.7 mile turn left onto Oakhill Road. After 0.4 mile the property can be found on the left-hand side.

### General

**Local Authority:** Sevenoaks

**Services:** Mains, including gas

**Council Tax:** Band G

**Fixtures and Fittings:** TBC

**Tenure:** Freehold

**Guide Price:** £1,850,000

**Wayleaves and easements;** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

### Sevenoaks

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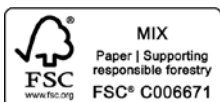
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