

42 South Park
Sevenoaks



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A meticulously updated family home combining characterful charm with contemporary elegance, featuring tile-hung and timber-framed elevations typical of the desirable 1930s Tudor style, in the centre of Sevenoaks

42 South Park is an attractive detached property that has been thoughtfully extended and sensitively modernised to provide almost 2,000 sq ft of light-filled, versatile accommodation arranged over two floors.

A welcoming entrance hall, with warm wood flooring, leads to the principal living areas. The sitting room features a large bay window with plantation shutters and bespoke floor-to-ceiling fitted cabinetry, creating a comfortable and elegant space to relax. To the rear, the house opens into the open-plan heart of the home, comprising a Shaker-style kitchen with stone worktops and integrated appliances, flowing into a vaulted dining and snug area. Defined by a roof lantern and French doors, this light-filled space connects seamlessly to the garden. A separate, wood-floored drawing room with French doors opening to the rear garden provides additional reception space, ideal for entertaining or use as a home office. A utility room, cloakroom and integral garage complete the ground floor.

On the first floor are four well-proportioned bedrooms, together with a modern family bathroom featuring a separate bath and shower, and an additional shower room. The property also benefits from a versatile loft space.

The house is approached via a block-paved and stone driveway providing ample off-street parking and access to the integral garage, complemented by an established vegetable garden. The rear garden is a notable feature, professionally landscaped to create a private, multi-level setting with a broad terrace leading to a level lawn, bordered by mature hedging and well-stocked flower beds. At the far end, a seating area framed by a dry-stone wall provides the perfect space for outdoor entertaining.



Location

The property occupies a highly desirable residential position on one of Sevenoaks' most sought after roads, just a short distance from the town centre, Sevenoaks mainline station and local schools. It is ideally placed for access to a wide range of amenities, including independent shops, cafés, restaurants and supermarkets, as well as leisure facilities such as The Stag Theatre, Knole Park and numerous local sports clubs.

Sevenoaks is particularly well regarded for its excellent choice of schooling. This includes the highly sought after Sevenoaks School together with several well regarded state and independent options such as St Thomas' Primary, Lady Boswell's Primary, The Granville School, The New Beacon, and Solefield School, with Tonbridge and Tunbridge Wells Grammar Schools within easy reach.

Communications are excellent, with Sevenoaks station providing fast services to London Bridge, Waterloo East and Charing Cross in around 25-30 minutes. The M25 (Junction 5) is nearby, offering convenient access to Gatwick, Heathrow and the wider motorway network, making the location ideal for commuters.

Postcode region: TN13

General

Local authority: Sevenoaks District Council
Services: Mains electricity, gas, water and drainage.
Council Tax: Band G
EPC rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1.963 sq ft (182 sq m)
Prime central location
3 reception rooms
4 bedrooms
Landscaped garden
Garage and driveway parking
Freehold

Guide price £1,475,000

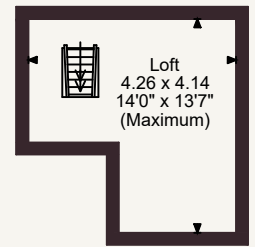
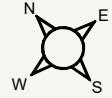
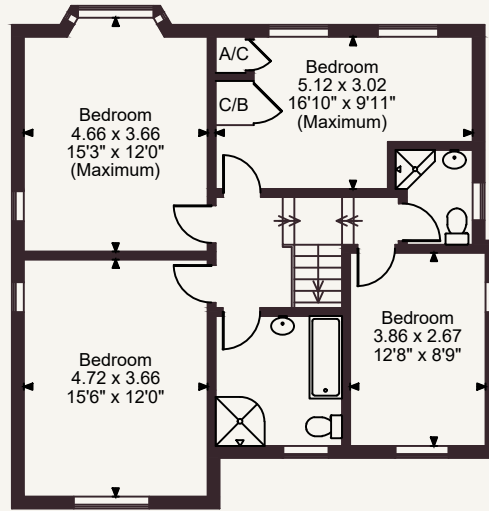
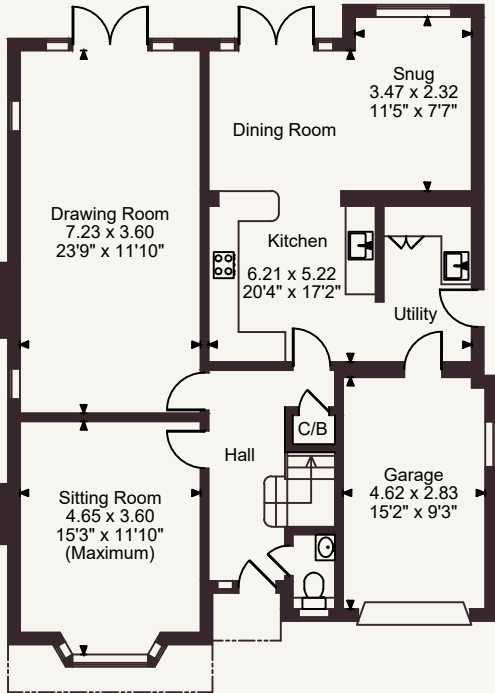


South Park, Sevenoaks

Main House internal area 1,963 sq ft (182 sq m)

Garage internal area 141 sq ft (13 sq m)

Total internal area 2,104 sq ft (195 sq m)



Loft

Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Sevenoaks

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