

11 The Middlings Sevenoaks



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A stylish contemporary detached house, offering spacious accommodation, situated in a desirable cul-de-sac

The property
The house has been extended and renovated throughout by the current owners to an extremely high standard and offers spacious accommodation with a contemporary finish. The exterior features brick construction with new low-maintenance composite cladding, soffits and fascias under a pitched tile roof.

Internally the accommodation is immaculately presented throughout. It is a particularly bright and airy house with natural light flooding in throughout the day thanks to its extensive array of large windows. There is a generous entrance hall with wooden flooring that flows throughout most of the downstairs space.

Downstairs offers an impressive cinema room, a purpose-built study, a stylish WC, and utility room with external door.

At the rear of the house, overlooking the garden, is a fantastic open-plan kitchen / dining / living space which has been designed for modern family living. Two large sets of bi-folding doors can be opened up to incorporate outdoor living into everyday life. The kitchen itself has a range of bespoke hardwood in-frame wall and base units with Corian worktops and trendy chamfered tile splashback. The kitchen island provides a breakfast bar and integrated appliances. The living space on its own is 20 ft long and like the cinema room has LED accent lighting to the edges of the ceiling.

Upstairs is a luxurious principal bedroom suite with a generous walk-in wardrobe area, and three further double bedrooms and a family bathroom.

The house is approached over a resin driveway with ample parking, also a detached garage for two vehicles and additional storage. A west facing landscaped garden, large patio area with low maintenance composite decking.



Location
The property is situated on a quiet cul-de-sac approximately 1.2 miles from Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 22 minutes).

Sevenoaks Town Centre is 1.6 miles away and has a fine selection of shops, cafes and restaurants and recreational facilities including the leisure centre, Stag Theatre/Cinema and the stunning Knole Park. Junction 5 of the M25 is approximately 2.1 miles away and provides access to the major motorway networks,

There is an excellent selection of schools in the area in both the private and state sectors.

Postcode region: TN13

General
Local Authority: Sevenoaks District Council
Services: All mains services
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

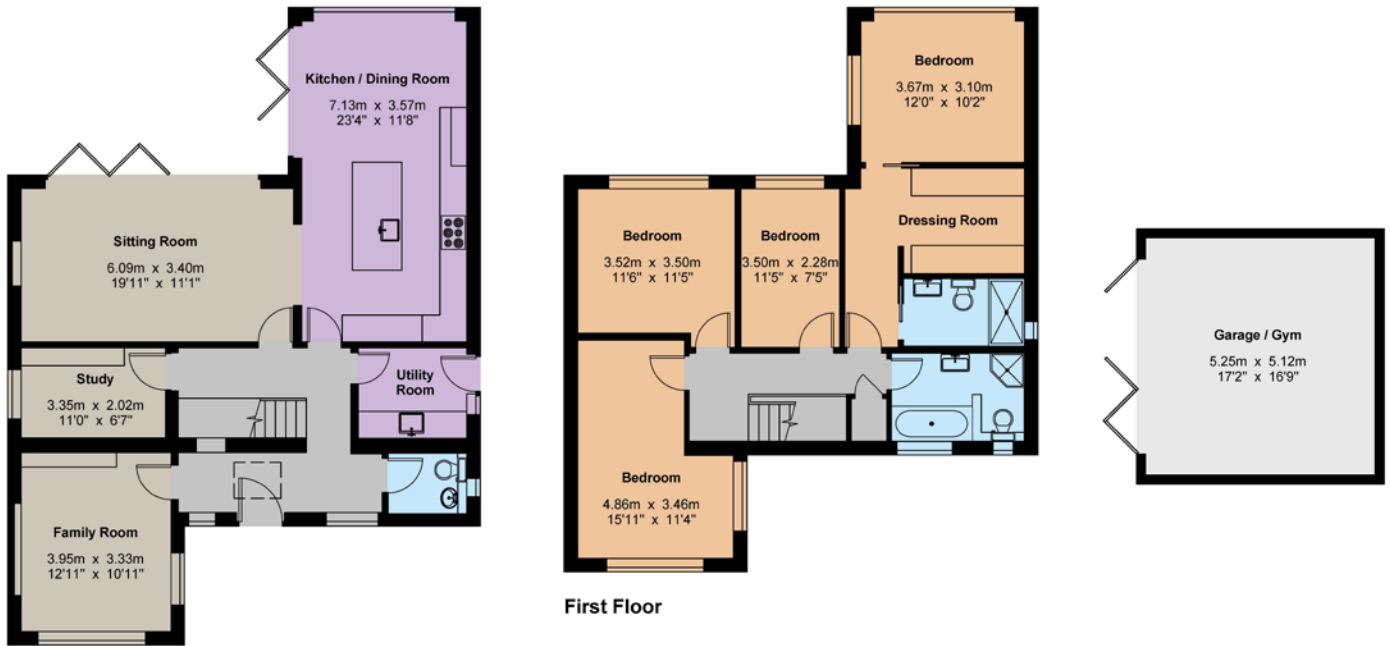
1899 sq ft (176.5 sq m)
A 4 bedroom detached house
High quality contemporary finish
Sought-after location
Woodland views to the rear
Freehold

Guide price £1,250,000



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House - Gross Internal Area : 176.5 sq.m (1899 sq.ft.)
Garage / Gym - Gross Internal Area : 27.1 sq.m (291 sq.ft.)



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Sevenoaks

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