



77 Weald Road
Sevenoaks

STRUTT
& PARKER
BNP PARIBAS GROUP

A detached 5 bedroom family home in a sought-after location to the south of the town centre

An attractive black-and-white timbered double-fronted family home offering modern amenities and elegant décor throughout. It sits in a highly-convenient location overlooking Sevenoaks Common, within easy reach of the town centre's amenities and the station with services to London in a little over 30 minutes.



3 RECEPTION
ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE
GARAGE



GARDEN



FREEHOLD



TOWN



1903 SQ FT



GUIDE PRICE
£1,700,000

The property

77 Weald Road is a handsome black-and-white timbered double-fronted family home offering 1,903 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, the property combines period features including leaded casement glazing with modern amenities, quality fixtures and fittings and elegant décor throughout, together with wooden flooring throughout the ground floor. The accommodation flows from a welcoming reception hall with useful storage and stairs rising to the first floor. It provides a front aspect drawing room with a contemporary wall-mounted living flame fireplace and a glazed door to the covered through walkway linking the front and rear aspects, together with a dual aspect study with ornate ceiling plasterwork. The generous L-shaped rear aspect kitchen/dining room has a range of contemporary wooden wall and base units, complementary work surfaces, tiled splashbacks, modern integrated

appliances, French doors to the rear terrace and a dining area with space for a sizeable table and a door to a dual aspect sitting room with parquet flooring and a feature exposed brick open fireplace. A glazed door from the kitchen opens to a fitted utility room with an en suite cloakroom and a door to the side aspect.

On the part-vaulted first floor, the L-shaped landing has space for a study or reading nook. It gives access to a family bathroom, dual aspect principal bedroom with fitted wardrobes and a modern fully-tiled en suite shower room, together with four further bedrooms, (one currently used as a gym) two with fitted storage and one with an en suite shower room.



Outside

Set behind areas of lawn screened by mature hedging, the property is approached over a gravelled driveway and forecourt providing private parking and giving access to a covered walkway to the rear garden and to the double garage. The generous well-maintained garden to the rear is laid mainly to lawn bordered by mature planting and hedging and sloping down to an area of light woodland. It features a shed, Wendy house, numerous seating areas, a pond with an adjacent raised paved terrace and a split-level paved terrace accessible from the kitchen/dining room, the whole ideal for entertaining and al fresco dining.

Location

The property sits in a sought-after location to the south of the town centre, overlooking Sevenoaks Common. Sevenoaks provides bars, restaurants, supermarkets including Waitrose and independent and high street shopping. Local social and recreational activities including a theatre, cinema, library, leisure centre with swimming pool and fitness suite,

Hollybush Recreation Ground's tennis courts, bowls and astroturf pitches, café and children's playground, and the 1,000-acre Knole Park. There is also golf at Knole and Wildernes and cricket at The Vine. Transportation links are excellent: Sevenoaks mainline station (2.0 miles) offers speedy rail services to London Cannon Street and Charing Cross, and the A21 and A25/M25 link to the motorway network, London and the coast.

The area offers a wide range of state primary and secondary schooling including Lady Boswell's C of E VA Primary School (rated Outstanding by Ofsted), together with independent schools including Solefield, The New Beacon and Sevenoaks.

Distances

- Westerham 7.9 miles
- Tonbridge 6.4 miles
- Orpington 12 miles
- London Gatwick Airport 24.7 miles

Nearby Stations

- Sevenoaks

Key Locations

- Knole House and Park
- Sevenoaks Museum
- Riverhill Himalayan Gardens
- Ightham Mote
- Lullingstone Roman Villa
- Lullingstone Castle and World Garden
- Emmetts Garden
- Chartwell

Nearby Schools

- Lady Boswell's CofE VA Primary School
- The Granville
- Walthamstow Hall
- Sevenoaks
- The New Beacon
- Solefield





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Floorplans

Main House internal area 1,903 sq ft (177 sq m)

Garage internal area 319 sq ft (30 sq m)

Outbuildings internal area 122 sq ft (11 sq m)

Total internal area 2,344 sq ft (218 sq m)

For identification purposes only.

Directions

TN13 1QJ

what3words: ///video.mason.begin - brings you to the driveway

General

Local Authority: Sevenoaks

Services: All mains including gas

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

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: TBC

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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