



4 Barretts Road, Dunton Green

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## 4 Barretts Road Dunton Green TN13 2UN

A three-bedroom family home in a popular village setting close to Sevenoaks

Sevenoaks mainline station 1.7 miles (24 minutes to London Bridge), Sevenoaks town centre 2.1 miles, M25 (Jct 5) 2.7 miles, Gatwick Airport 23 miles, Central London 22 miles

Sitting room | Dining room | Kitchen | Utility  
Cloakroom | 3 Bedrooms | Shower room  
Covered porch | Summer house | Gardens  
EPC rating C

### The property

Barretts Road is a comfortable semi-detached family home offering attractive accommodation and clean, neutral décor throughout. The property benefits from a newly installed heating system and a new roof.

The ground floor has two reception rooms, which are adjoined in an open-plan layout. The sitting room is located at the front, while the dining room is further back, connecting to the kitchen at the rear. There is wooden flooring throughout the sitting and dining room, and a useful built-in cupboard in the dining room. The newly fitted kitchen and utility room have sleek, contemporary units to base and wall level, as well as brand new integrated appliances.

On the first floor there are three well-presented bedrooms, two of which are doubles, with the third being ideal for use as a dressing room, study or nursery. The newly fitted shower room and additional cloakroom are on the ground floor.

### Outside

At the front of the property there are various shrubs in a border bed, with the block-paved driveway providing parking for up to two vehicles and a gate offering access to the rear. The back garden has a covered porch, paved pathways and an area of lawn, with border beds and hedgerows. There is also a timber-framed summer house and a patio area for al fresco dining, as well as a concrete foundation at the rear, which could be used for a garden office.

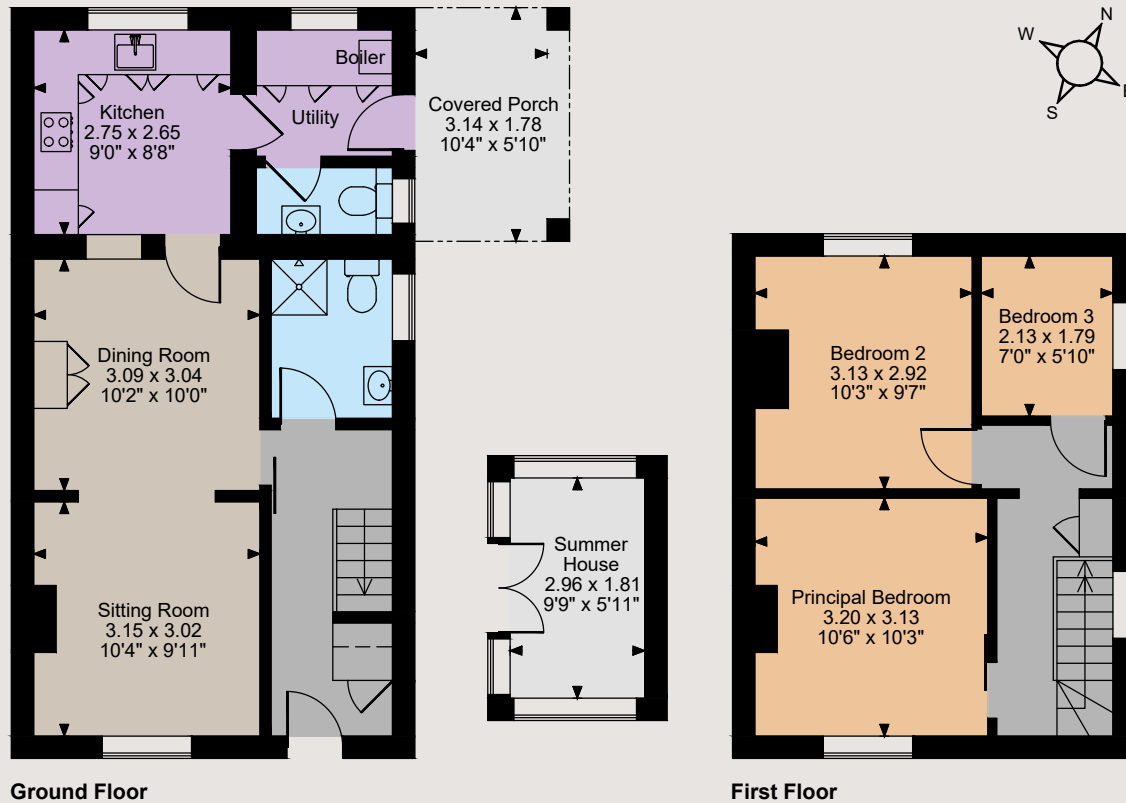
### Location

The property is located just outside Dunton Green, a village just to the north of the popular town of Sevenoaks. There are several shops and amenities in Dunton Green, while Sevenoaks offers a comprehensive range of educational, recreational and shopping facilities, together with a mainline station with services to London Cannon Street/Charing Cross in approximately 30 to 35 minutes. There is also a railway station a short walk from the house. The A21 is easily accessible linking with the M25 and other motorway networks, Gatwick, Heathrow, Stansted and City Airports, Bluewater Shopping Centre, the Channel Tunnel and both Ebbsfleet and Ashford International Stations. Within a short distance, there are a good selection of highly regarded state and private schools. Knole Park, with approximately 1,000 acres of parkland is close by and is one of the last remaining medieval deer parks.





Main House internal area 816 sq ft (76 sq m)  
 Summer House internal area 58 sq ft (5 sq m)  
 Balcony external area = 49 sq ft (5 sq m)  
 Total internal area 874 sq ft (81 sq m)  
 For identification purposes only.



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

--- Denotes restricted head height

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### Directions

From Strutt & Parker's office, take London Road, heading north and continuing past Sevenoaks station. At the roundabout take the second exit onto the A25/London Road, and then at the next roundabout, take the first exit onto the A224/London Road. Take the second exit at the next roundabout, continue into Dunton Green. Continue straight on at the mini roundabout, and turn left onto Barretts Road, opposite The Duke's Head pub. You will find the property on the right.

### General

**Local Authority:** Sevenoaks

**Services:** All mains, including gas

**Council Tax:** Band D

**Tenure:** Freehold

**Guide Price:** £625,000

**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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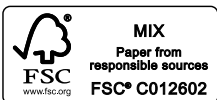
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