



Beaconfields  
Sevenoaks, Kent



## A five-bedroom family home in a highly desirable setting, just a mile from Sevenoaks town centre

A beautifully presented detached family home, set on a peaceful residential street in one of Sevenoaks' most sought-after locations. The property provides comfortable reception rooms and light, airy accommodation with attractive décor and fittings throughout, while the beautiful rolling countryside of the Kent Downs is just moments away.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**2412 SQ FT**



**GUIDE PRICE  
£1,625,000**



### The property

4 Beaconfields is an impressive five-bedroom home in the desirable Kippington area to the west of Sevenoaks town centre, just yards away from open rolling countryside. The ground floor offers four well-appointed reception rooms, including the open-plan dining area, family area and kitchen at the rear, which has a stunning ceiling lantern Accoya skylight overhead and bi-fold doors opening onto the sunny rear garden. There is space for both a seating area and a large dining table for family meals or entertaining guests. The kitchen itself provides fitted storage to base and wall level, plus integrated appliances including a dishwasher, an oven and a gas hob with an extractor hood. The adjoining utility room offers useful further storage space as well as side access to the house. Three further reception rooms on the ground floor include the study, the family room with its built-in shelving, and the well-proportioned sitting room, which also features bi-fold doors opening onto the rear garden, as well as a fireplace with a recessed stove. All the windows, front door, side stable door and the larger of the bifold doors are all made from

premium Accoya. A turned staircase leads from the welcoming reception hall to the first-floor landing, which provides access to five double bedrooms. These include the generous principal bedroom with its dressing room and en suite bathroom. One further bedroom is en suite, while all bedrooms benefit from fitted wardrobes. The first floor also has a shower room, fitted with a walk-in shower with a rainfall shower head.



## Outside

At the front of the house, the attractive and well-kept garden includes an area of lawn with a central bed and borders of established shrubs and perennials. Steps lead to the front porch, while the block-paved driveway at the side provides parking space and access to the integrated double garage. The garage offers the potential for conversion into further living accommodation, subject to the necessary consents. At the rear, the south-facing garden welcomes plenty of sunlight and include an area of Accoya timber decking for al fresco dining, with border beds and steps leading to a wood-fired hot-tub, shaded by mature trees and hedgerows. There is a further area of garden at the side, with a patio and a lawn, enclosed by high hedgerows.

The wood-fired hot-tub is not included in the sale, but available by separate negotiation.

## Location

The property is in a peaceful setting a mile from the bustling centre of Sevenoaks, within moments of beautiful rolling countryside yet within easy reach of the mainline station and local transport connections. Sevenoaks offers a comprehensive range of educational, recreational and shopping facilities, together with rail services to London Cannon Street/ Charing Cross in approximately 30 to 35 minutes. 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 including the renowned Sevenoaks School. Knole Park, with approximately 1,000 acres of parkland is close by and is one of the last remaining medieval deer parks.



## Distances

- Sevenoaks town centre 1.4 miles
- Westerham 5.8 miles
- Tonbridge 7.0 miles
- Edenbridge 8.5 miles

## Nearby Stations

- Sevenoaks Station
- Bat & Ball Station
- Otford Station
- Dunton Green Station

## Key Locations

- Knole Park & Knole House (National Trust)
- Sevenoaks Wildlife Reserve & Jeffery Harrison Visitor Centre
- Riverhill Himalayan Gardens
- Ightham Mote (National Trust)
- Emmetts Garden (National Trust)

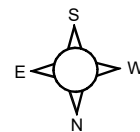
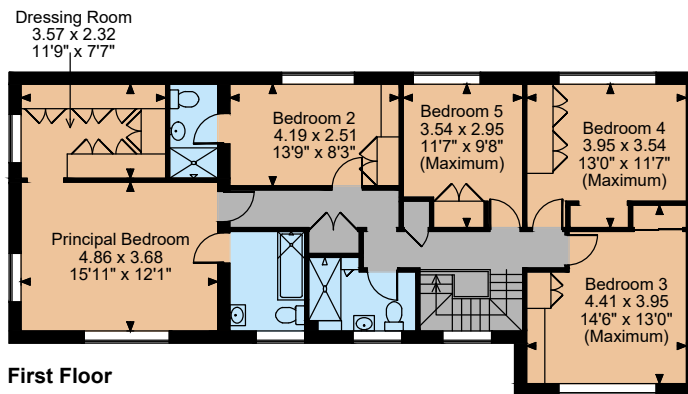
- Hever Castle & Gardens
- Chartwell (National Trust)
- Penshurst Place & Gardens
- Lullingstone Castle & World Garden

## Nearby Schools

- Sevenoaks School
- Walthamstow Hall
- The New Beacon
- Solefield School
- Russell House School
- St Michael's Prep School
- Radnor House Sevenoaks







## Floorplans

Main House internal area 2,419 sq ft (225 sq m)

Garage internal area 253 sq ft (23 sq m)

Total internal area 2,672 sq ft (248 sq m)

For identification purposes only.

## Directions

TN13 2NH

///maybe.joins.taker - 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: C

Fixtures and Fittings: TBC

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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

☐☐☐ Denotes restricted head height

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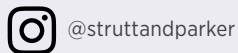
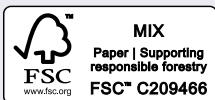
## Sevenoaks

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