



## London Road

Dunton Green, Sevenoaks, Kent TN13

[humberts.com](http://humberts.com)





# London Road

Dunton Green, Sevenoaks, Kent TN13

A double fronted four bedroom semi detached family home. This home offers a plethora of period features and a wonderful garden and is situated in a popular location close to amenities.

## THE PROPERTY

This wonderful property is believed to date back to the Edwardian era and offers spacious rooms with high ceilings and a large number of original fireplaces. The property sits on a large plot and the garden has been beautifully maintained to offer an assortment of colours and scents throughout the seasons.

You enter into the centrally located entrance hall with doors into reception rooms on both sides. The front right sitting room has two large sash windows letting the light flood in and features a fireplace with exposed brick chimney breast and recessed storage unit. The drawing room has another beautiful fireplace with large bay window, there is delightful cornice to the ceiling and double doors lead through to another room which is a versatile space but currently makes for a wonderful home office with double doors leading out to the garden.

Towards the far end of the hallway there is a useful utility space which leads onto a ground floor WC. The kitchen itself is a good size with space for a table and sofa. It has been fitted with a quality range of wall and base units with complimentary worksurfaces running over. There is space for the necessary appliances and the sink has been positioned to enjoy a view out to the garden. The ground floor accommodation is completed by the pantry which offers a huge storage space.

The staircase rises from the entrance hall to a generous first floor landing which leads onto four good-sized bedrooms. The front right bedroom again features two sash windows that are double glazed and a pretty fireplace. The bedroom on the opposite side of the house has double aspect windows, another fireplace and an ensuite shower room. The fourth bedroom has a skylight window and another fireplace and there is another large bedroom at the back of the house which features a large picture









### CONTINUED...

window which takes in views of the garden and countryside beyond. There is a fitted wardrobe with small dressing area, the family bathroom is also positioned at the back of the house and has been fitted with a white suite offering enough space for both a bath and separate shower cubicle and again benefits from an outlook over the garden.

### THE OUTSIDE SPACE

The property is approached via a thoughtfully landscaped front garden which features shaped box hedging interspersed with brick paved pathways and beautifully stocked borders.

The rear garden is a wonderful haven of delightfully planted borders, there is a covered veranda which means the garden can be enjoyed year round and a good size patio, ideal for summer time entertaining. There is a Summer house / workroom which is currently used as a flower studio but could be converted into a home office. Further pathways lead onto a level lawn and the garden also features raised flower beds, greenhouse, kitchen garden and vegetable patch.

At the end of the garden there is a driveway providing off street parking plus a generous garage with power and light.

### THE LOCAL AREA

The property is located in Upper Dunton Green, approximately 1 mile from Dunton Green railway station (direct rail services to London in as little as 31 minutes) and is 1.2 miles from the Tesco superstore. There is a newsagent, pub, fish and chip take away and Indian restaurant in Dunton Green itself and Riverhead village about a 1.3 miles distant has further shops and amenities. The property is in very close proximity to countryside walks and there is a footpath from Dunton Green that takes you to Sevenoaks Wildlife Reserve.

The nearest town is Sevenoaks approximately 2.8 miles away, where one can find an excellent range of shops and restaurants and recreational facilities including the leisure centre, Vine Cricket Ground and Knole Park. Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes) is about 2.3 miles away and Otford Station is 2.1 miles away (fast rail services to London Victoria in as little as 40 minutes). Access to the M25 (junction 5) is 2.4 miles away at the Chevening interchange.

Schooling is excellent in the area comprising of Amherst Junior and Riverhead Infants School, Dunton Green Primary School, Otford Primary School and Chevening Primary School along with a number of well renowned independent primary and secondary schools. There are also school buses for Tonbridge and Sevenoaks schools stopping in the village. For younger families, the property is also walking distance to Squiggles Day Nursery in Riverhead.















#### TENURE

Freehold.

#### SERVICES

All mains services are connected.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

#### LOCAL AUTHORITY

Sevenoaks District Council - Band E.

#### **Humberts**

32 London Road,  
Sevenoaks,  
Kent  
TN13 2DE

01732 741212

[sevenoaks@humberts.com](mailto:sevenoaks@humberts.com)

**[humberts.com](http://humberts.com)**



# London Road, Dunton Green, Sevenoaks, TN13

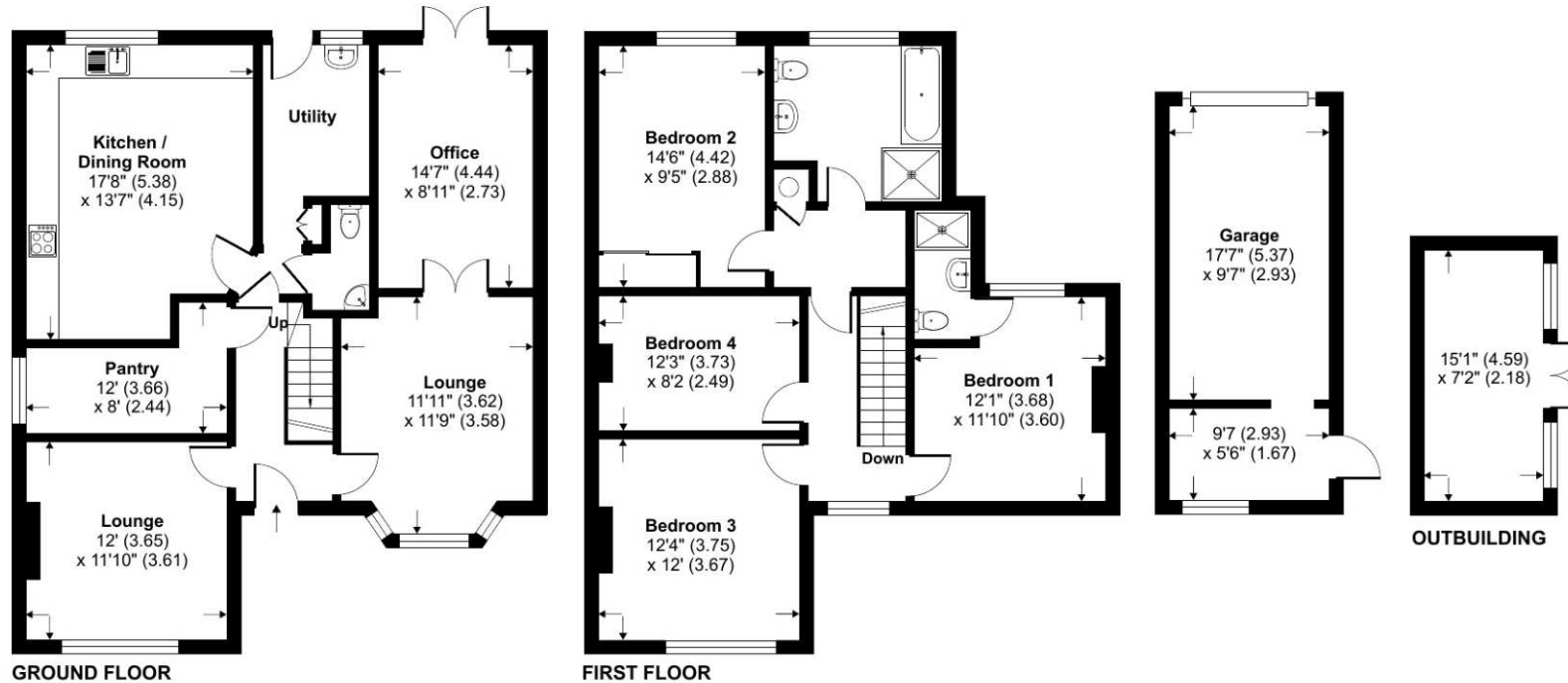
Approximate Area = 1728 sq ft / 160.5 sq m

Garage = 226 sq ft / 20.9 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 2062 sq ft / 191.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1089937

Residential, rural and commercial agency | Professional services | Valuations | Investment

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Ltd | Registered office; ABL Property Group Ltd trading as Humberts, 102 Marlborough Crescent, Sevenoaks, Kent, TN13 2HR. Registered in England - Company Number 12359888.

