

THE MODERN HOUSE



*Kent
Sold*

Sevenoaks

Occupying an elevated position with far reaching views over an Area Of Outstanding Natural Beauty is this wonderfully bright and versatile five-bedroom house with off-street parking, independent annexe and separate summer house.

The property is accessed through electric gates via a private driveway with parking for several cars at both the front and rear. On approach, the exterior offers a modest profile with modernist proportions, blending into the sloping site with a combination of flint and cedar cladding, and with large amounts of glazing across the west and south-facing aspects.

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Internal accommodation extends to over 2,500 sq ft and is arranged over three principal levels. The main living space is located on the first floor, arranged in an open plan beneath a dramatically uninterrupted mono-pitch ceiling. At the front is a large L-shaped sitting room with Danish wood-burning stove and sliding glazed doors to a balcony terrace, offering views of the valley below under the shelter of a cantilevered roof. The kitchen, by Roundhouse Design, is positioned at the raised rear, with Carrara-marble worktops, Britannia range cooker, and Liebherr wine cooler. From here and the adjacent dining space, there are sliding glazed doors to a granite-paved terrace and lawn garden beyond.



On the lower portion of the first floor there are three front-facing bedrooms, one with en-suite shower room, as well as a study space, a family bathroom and plenty of storage. The master bedroom is located on the ground floor and has built-in wardrobes, an en-suite bathroom and glazing looking onto the front courtyard. Also on the ground floor is a study, currently used as a nursery, a utility room and a guest WC within the main entrance hall. On the second floor is a studio with its own entrance, shower, and plumbing in place for a kitchen.

During recent renovations, the house was completely re-plumbed and re-wired with installation of fibre optics and CAT 5. Solar thermal tubes by Kingspan provide a significant proportion of hot water. The property is fully alarmed and has CCTV.



Externally the property has around two and a half acres of undulating lawned garden, with raised beds and a protected area of woodland around the higher grounds. Also within the garden is a separate, insulated summer house, currently used as a gym.

The house is tranquilly situated within the North Downs approximately seven miles from the centre of Sevenoaks. There are several excellent state, grammar and private schools for all ages within easy reach. Otford rail station is around three miles away and provides direct services to London Victoria in approximately 40 minutes, and London Blackfriars and Ashford International both in around an hour. Sevenoaks station is extremely well connected with fast services into London Bridge taking around 23 minutes, and London Waterloo and Charing Cross approximately 27 and 32 minutes respectively. The M25 and M20 are both close by.

*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.