



Yew Tree Road, Dunton Green
Sevenoaks, Kent, TN14

HAMPTONS
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Beyond your expectations

High specification contemporary 5 bedroom semi-detached home

Hamptons International

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Contemporary High Specification Semi Detached House | Bright Dual Aspect Entertaining Space | Stylish Kitchen | Five Bedrooms including Dressing Room | Family Bathroom and Two En-suite Shower Rooms | Study | Downstairs WC | Garage | Two Additional Parking Spaces

Guide Price £600,000 Freehold

Description

A stunning beautifully presented new build semi-detached home in the Ryewood Development in Dunton Green. The property extends to 1507 sq. ft. and has been built to a high contemporary specification and the owners have added bespoke finishing touches including attractive lighting.

The ground floor accommodation comprises a spacious entrance hallway with a WC and large under-stairs cupboard, a bright dual aspect reception room with French doors out to the rear garden and a kitchen / dining room. Both the living room and kitchen / dining rooms benefit from integrated speakers with pre-wiring for Sonos system. The bright kitchen features stylish high gloss white units with silestone worktops, integrated appliances including a wine cooler, and soft close doors, and is open to a dining area that also has French doors to the garden. The kitchen area has attractive ceramic floor tiles, with the remainder of the ground floor benefitting from wood styled flooring.

Upstairs, there are five bedrooms, three bathrooms and a study. The dual aspect master bedroom is on the second floor and benefits from an en-suite bathroom and built-in wardrobes. Also on this floor is the second bedroom with an ensuite shower room and a built-in wardrobe; as well as a cupboard housing the boiler. On the first floor there are three further bedrooms, a smart family bathroom and a study in which the owners have added a bespoke desk and storage system to maximise

space. In the fifth bedroom the owners have created a stunning dressing room. Each bathroom/ shower room is finished to a high specification with full height wall tiling, large format ceramic floor tiling, heated chrome towel radiator and contemporary fittings.

Outside

To the rear of the house is a south facing rear garden with side access. The house benefits from a garage and two additional parking spaces, providing a great provision of spaces for a family and visitors.

Location

The property is part of Ryewood, a smart new development in Dunton Green which lies adjacent to Sevenoaks Wildlife Reserve and Rye Wood, and 2.5 miles from the centre of Sevenoaks with its array of shops and restaurants. Transport links include Dunton Green station which is 0.3 miles away and Sevenoaks station at a distance of 1.9 miles, as well as access to junction 5 of the M25 at 2.6 miles away.

Additional Information

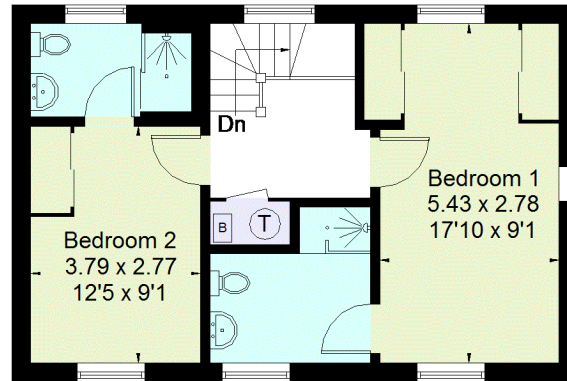
From May 2017 the property benefits from an NHBC certificate for 8 years (exact dates to be confirmed). All residents of the Ryewood development share the costs for the Management Company who maintain the grounds, garden, communal facilities and shared areas.



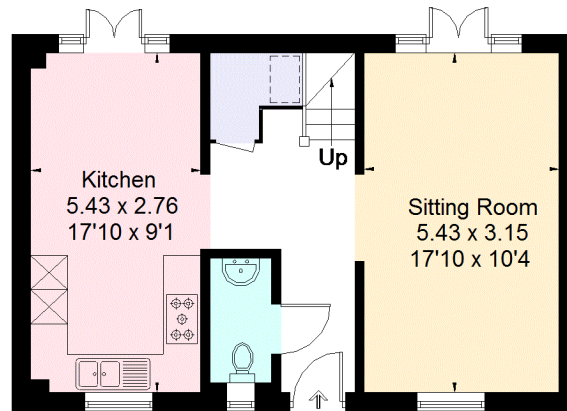
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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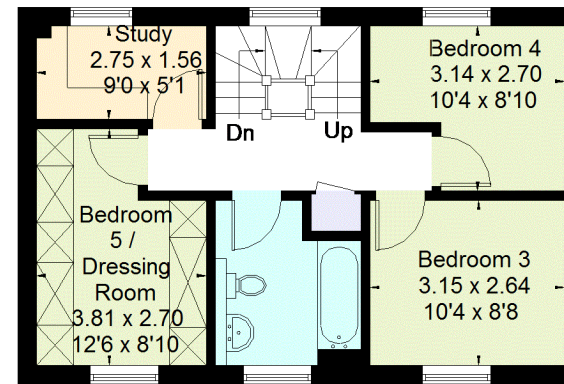
Approximate Gross Internal Area = 140 sq m / 1507 sq ft



Second Floor



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 160138

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

