



BAYHAM ROAD, SEVENOAKS

KENT

Guide Price £1,150,000 Freehold

JACKSON-STOPS 

38 BAYHAM ROAD
SEVENOAKS, KENT
TN13 3XE

***NO ONWARD CHAIN* A BEAUTIFULLY PRESENTED
VICTORIAN TOWN HOUSE WITH PERIOD FEATURES, HIGH
CEILINGS, GARDEN AND OFF-STREET PARKING, POTENTIAL
TO EXTEND SUBJECT TO THE USUAL PLANNING CONSENTS,
CLOSE TO THE TOWN, MAINLINE STATION AND SCHOOLS**



DESCRIPTION

A charming Victorian town house within approximately one mile of Sevenoaks town centre. The property offers light filled rooms, period features and high ceilings combining character with contemporary modern living. Beautifully maintained with three bedrooms and two reception rooms.

Within close proximity of local schools, Hollybush Park and Knole Park ideal for both commuters and families.

FEATURES

- Step through the charming stained-glass front door into the hallway setting the tone for this characterful Victorian home. Throughout the property, period features are lovingly preserved including original fireplaces, double-glazed sash windows, wooden flooring and doors and elegant period-style radiators.
- The heart of the home lies on the lower ground floor where a spacious open-plan family and dining room spans the full length of the property. A large bay window floods the front of the space with light whilst patio doors to the rear open directly onto the garden.
- The kitchen features oak units, wooden worktops, butler sink, a Smeg range cooker with gas hob, space for a washing machine and tall fridge/freezer. A door from the kitchen also provides direct access to the garden.
- The sitting room, on the ground floor, is at the front of the house and is filled with light from a bay window and features an open fireplace. Also on this floor is a well-proportioned second double bedroom overlooking the garden, currently used as an art studio.
- A family bathroom with rainfall shower and roll top bath completes this level.
- Upstairs, the principal bedroom enjoys views to the front with ample space for wardrobes and a ensuite shower room.
- A third double bedroom with garden views and offering flexible accommodation for family or guests completes the top floor.



- The south facing rear garden is mainly laid to lawn with a patio and dining area. The original outside WC, now housing the boiler, remains in place, adding to the home's period charm.
- A detached garage and driveway provide off-street parking for up to three vehicles.
- To the front is a delightful gravelled terrace offering an additional outdoor seating area and access to the lower ground floor. The original coal store provides useful storage.

SITUATION

Bayham Road is in the popular Hollybush area of Sevenoaks and within one mile of the town centre with its wide range of shopping, recreational and leisure facilities including an M&S, Waitrose, theatre/cinema, sports centre and several restaurants, cafes and pubs. Further local shops and facilities nearby on St Johns Hill.

Sevenoaks mainline rail station (1.1 miles) with fast and frequent services to London Charring Cross and Cannon Street (London Bridge from around 22 minutes).

Several popular schools in the immediate vicinity including St Johns Primary, Walthamstow Hall, Lady Boswell's Primary, Sevenoaks Primary, Trinity School and the Grammar annexes. With many others in the town and surrounding area to choose from.

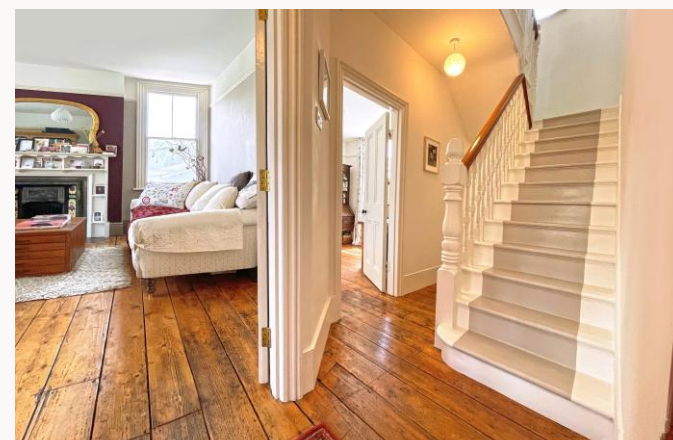
There are several sports clubs in the town including cricket played at The Vine and golf courses at Knole and Wildernesse.

About half a mile from Knole Park, which provides about 1,000 acres of National Trust deer park and is the perfect backdrop for walking and running. Also, Hollybush play area, hockey, tennis and bowls clubs are within 0.2 miles.

VIEWINGS

Strictly by appointment through Jackson-Stops.

Tel: 01732 740600



DIRECTIONS

From Sevenoaks High Street head north and straight over the lights on the A225 and then bear slight right onto Holly Bush Lane and follow the road, which becomes Seal Hollow Road, for 0.7 miles. Turn left onto Bayham Road and the property is the first house on the left after Quaker Close.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



PROPERTY INFORMATION

- Services: Mains electricity, gas, water and drains.
- Local Authority: Sevenoaks District Council
- Council Tax band: (£3,702.44 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

38 Bayham Road

House - Gross Internal Area : 135.8 sq.m (1,461 sq.ft.)

Garage - Gross Internal Area : 11.6 sq.m (124 sq.ft.)



For Identification Purposes Only.

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