

# Plot 2 - Little Julians

Little Julians Hill • Sevenoaks • Kent • TN13 1QB



developers  
**progressive**

**savills**



Imposing new build property occupying a superb elevated position accessed via a secluded private driveway on Little Julians Hill. The property is located on the popular south side of Sevenoaks, in a prime residential area within one mile of central Sevenoaks and 1.7 miles to the mainline station. The internal presentation is of a high standard with neutral contemporary styling, modern kitchen and bathroom suites.

**Entrance Hall, Drawing Room, Dining Room, Kitchen/Family Room,  
TV Room, Study, Cloakroom**

**Master Suite, Five further Bedrooms (Four en suites), Family Bathroom**

**Double Garage, Gardens**







#### AV AND MULTIMEDIA

- Multi-room audio system installed in master bedroom, bathroom, kitchen and living room. Further rooms pre-wired for future expansion
- BT telephone and high-speed data network throughout
- SAT HD and Freeview TV points in all bedrooms and living areas
- DAB and FM radio points in all bedrooms and living areas

#### HEATING AND HOT WATER

- Gas-fired central heating system
- Under floor heating throughout the ground floor

#### INTERNAL FINISH

- Oak floors to entrance halls, galleries and stairs
- Bespoke solid oak staircase
- Oak internal doors with contemporary ironmongery
- White moulded skirting and co-ordinating architraves
- Internal walls to be finished in matt gardenia

#### GENERAL FEATURES

- Mains operated smoke alarm fitted
- Double glazed windows
- External lighting provided to front and back doors and garages
- Landscaped front and rear garden
- External tap provided

#### SPECIFICATION

##### KITCHEN AND UTILITY ROOM

- Fully fitted bespoke contemporary kitchen with indulgent granite worktops and co-ordinating up-stands
- Stainless steel sink complimented by a contemporary mixer tap
- Built-in stainless steel electric double oven with complementary stainless steel gas hob, splash back and extractor
- Integrated Neff appliances to include a dishwasher, fridge/freezer and microwave
- Porcelain floor tiles to the kitchen/breakfast room and utility room

##### BATHROOMS AND EN-SUITES

- Luxurious white Duravit Starck 3 sanitaryware with Hansgrohe contemporary chrome fittings
- Showers to feature thermostatic shower valves and adjustable riser with an elegant clear glass enclosure to en-suites
- Half height luxurious wall tiles in all bathrooms and full height tiling to shower enclosures
- Sleek floor tiles to bathrooms and en-suites
- Stylish heated chrome towel rails to bathrooms and en-suites
- Mirror and shaver socket to all bathrooms and en-suites



## AFTER CARE

- Ten year Premier Warranty - Please contact Progressive Developers on 01892 860800 for more information
- Bespoke building management system
- Integrated bespoke audiovisual and home automation system
- Intelligent lighting system and bespoke lighting design

## DIRECTIONS

From Sevenoaks High Street continue out of Sevenoaks past Knole House and turn right at The Oak Hotel onto Oak Lane. Continue along for 0.3 of a mile and then turn left onto Grassy Lane. After 0.3 of a mile turn right onto Hopparden Lane and then after a further 0.3 of a mile turn left onto Little Julians Hill. Keep right and continue along the driveway to the end where you will find the 2 properties at Little Julians.

## SITUATION

- Ideally suited for families and commuters, Sevenoaks has excellent schools and convenient transport links and surrounded by Areas of Outstanding Natural Beauty. Little Julians is situated in an excellent position on the south side of Sevenoaks, about a mile from the town centre.
- **Comprehensive Shopping:** Sevenoaks, Tunbridge Wells and Bluewater in Dartford.
- **Mainline Rail Services:** Sevenoaks (1.7 miles) to Cannon Street/Charing Cross – 32 minutes.
- **Primary Schools:** St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.
- **Grammar Schools:** Boys and girls grammar schools in Tonbridge & Tunbridge.
- **Private Schools:** Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School for Girls in Sundridge.



- **Sporting Facilities:** Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket and rugby in the Vine area of Sevenoaks.
- **Transport Links:** The M25 can be accessed at junction 5, which is about 3 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

## VIEWING

Strictly by appointment with Savills.

## IMPORTANT NOTICE

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## Predicted Energy Assessment

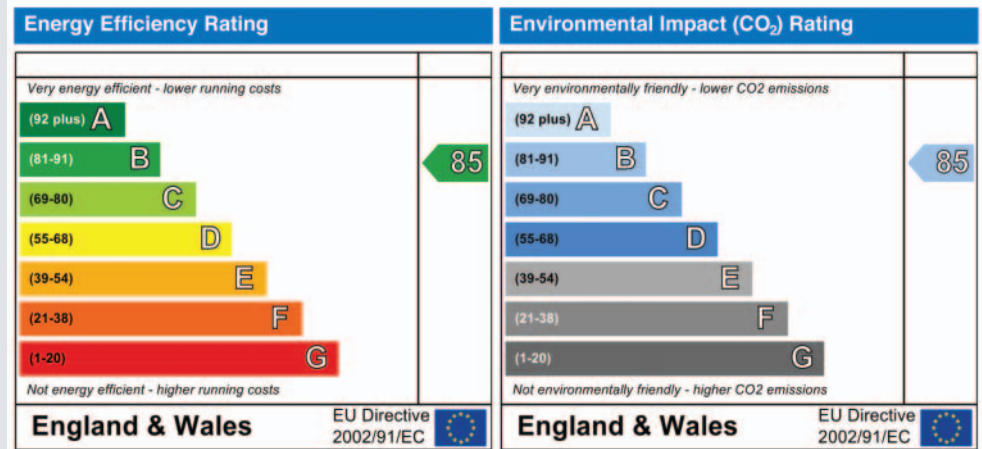
Plot 2  
Little Julians  
Little Julians Hill  
Sevenoaks  
TN13 1BQ

Dwelling type:  
Date of assessment:  
Produced by:  
Total floor area:

Detached House  
22 August 2012  
Alice Frohnsdorff  
413.07 m<sup>2</sup>

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



# Plot 2, Little Julians

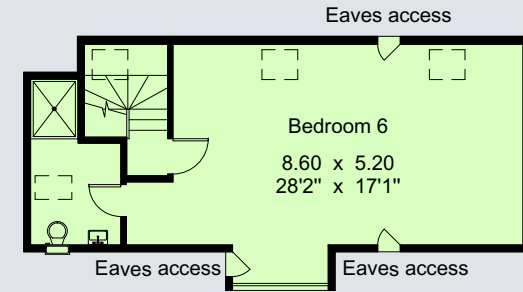
Gross internal area (approx.)

House - 404.8 sq m (4357 sq ft)

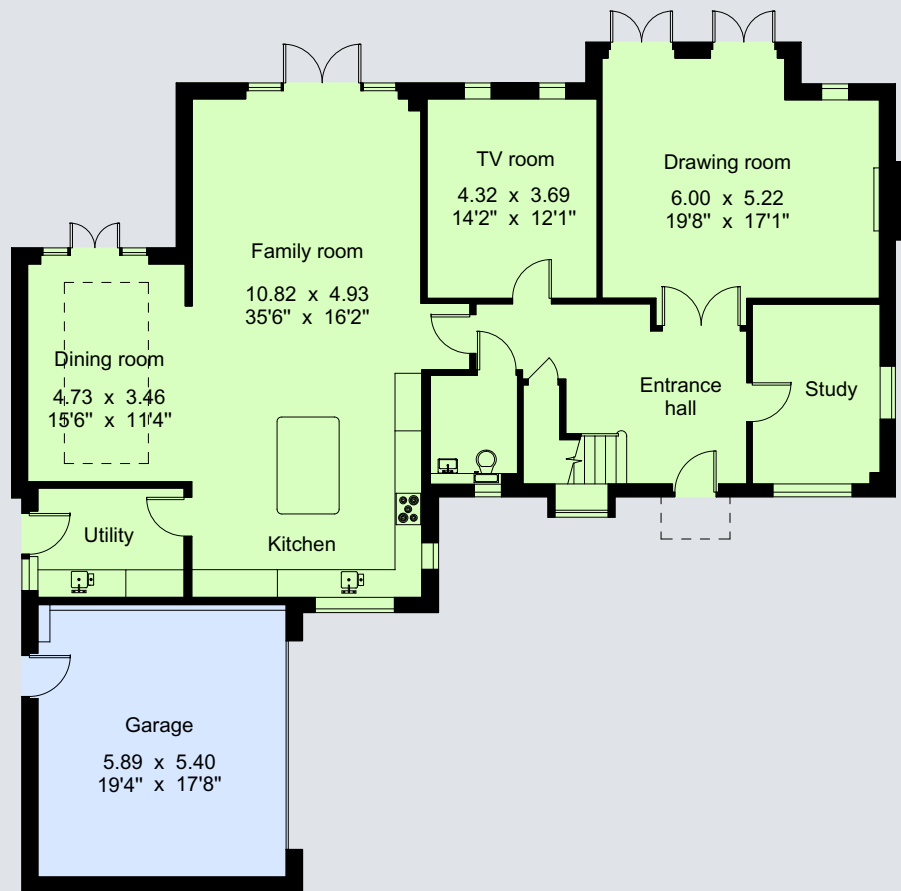
Garage - 32.2 sq m (346 sq ft)

For identification only - Not to scale

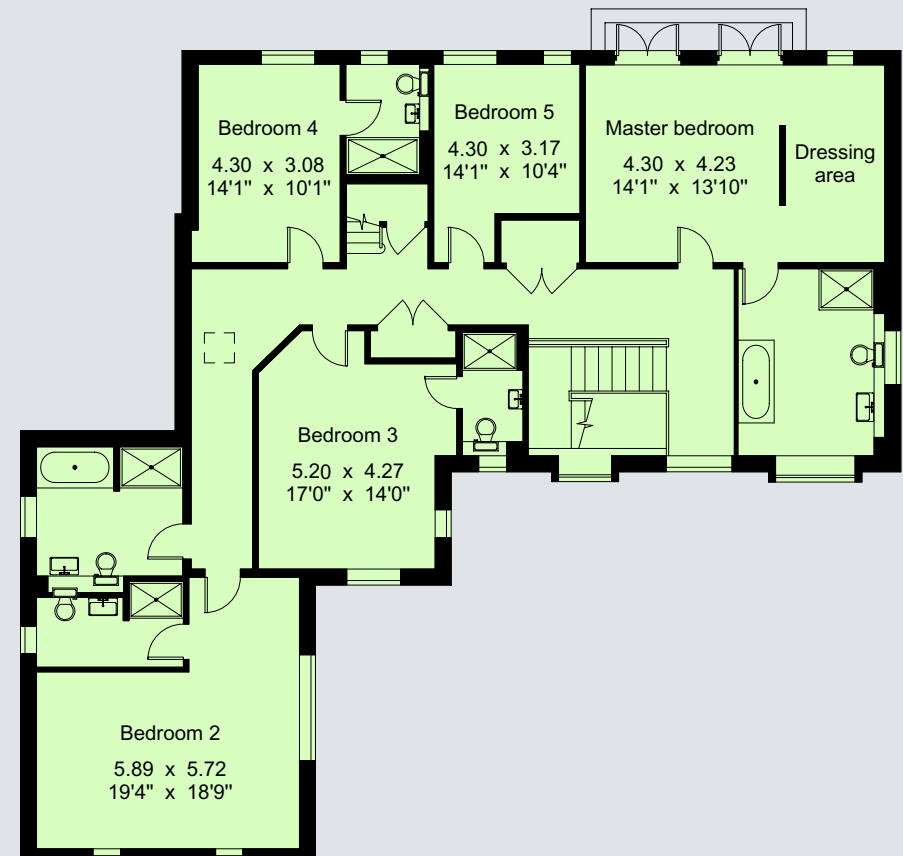
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Second floor



Ground floor



First floor



progressive developers

savills

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