







**70 Little Morar, Kippington Road, Sevenoaks, Kent TN13 2LL**  
**£2,850,000 - Freehold**





## PROPERTY DESCRIPTION

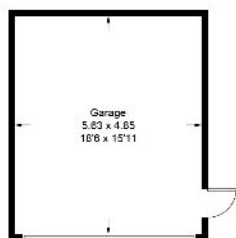
This visually impeccable home is located on the prestigious Kippington Road. Little Morar offers an enviable location with easy access to Sevenoaks mainline station and the vibrant high street. This exceptional property is thoughtfully designed to accommodate modern family living, boasting spacious and versatile accommodation across two floors. Set on a generous plot spanning approximately a third of an acre, the residence boasts a delightful south-west facing garden, providing a picturesque outdoor retreat. With underfloor heating, a centralised AV system featuring Control4 automation, and an integrated sound system with BOSE speakers throughout, the property seamlessly combines comfort, convenience, and cutting-edge technology. Call us NOW for more information, we are **\*\*Open 8am - 8pm 7 Days a Week\***

## POINTS OF INTEREST

- FIVE DOUBLE BEDROOMS
- GATED DRIVEWAY PARKING
- LAWNED AND LANDSCAPED GARDEN
- CINEMA ROOM
- FAMILY BATHROOM, SHOWER ROOM, EN SUITE
- IMPRESSIVE DETACHED HOUSE
- SEVENOAKS STATION 0.8 MILES
- HIGHLY DESIRABLE LOCATION
- 3991 SQ FT / 370 SQ M
- VIDEO TOUR AVAILABLE



Approximate Gross Internal Area = 343.4 sq m / 3696 sq ft  
 (Including Wine Cellar)  
 Garage = 27.4 sq m / 295 sq ft  
 Total = 370.8 sq m / 3991 sq ft



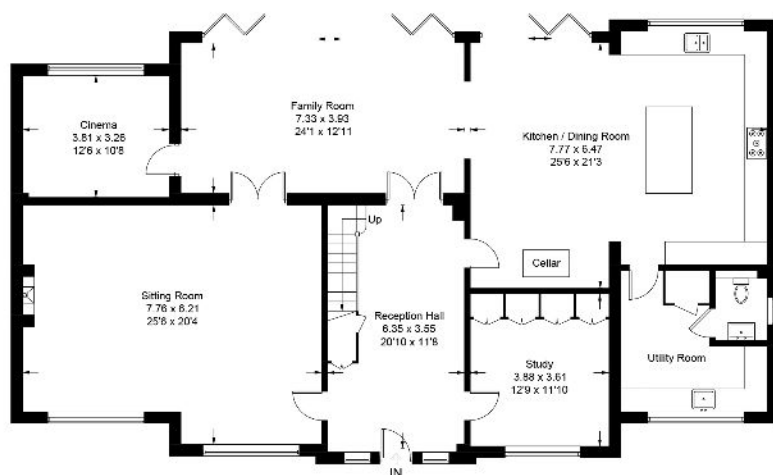
**Garage**

(Not Shown In Actual Location / Orientation)

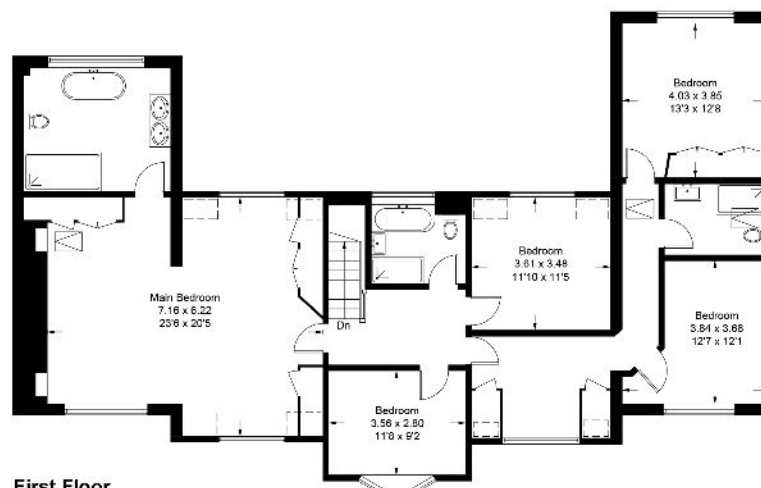
= Reduced headroom below 1.5m / 5'0"



**Wine Cellar**



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID975212)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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