

SUNNY HATCH

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SEVENOAKS



**KENT HOUSE HOMES**  
REAL ESTATE DEVELOPER



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## There's no place like home...

Welcome to our Sunny Hatch development of eight luxury apartments, comprising of 7 two bedroom apartments and 1 three bedroom penthouse. Beautifully set in a leafy, tree lined street in the much sought after area of Sevenoaks.

At Kent House Homes we pride ourselves on our reputation in delivering the perfect home, built to the highest standard with the upmost attention to every detail. We are passionate to offer the ultimate living experience to be enjoyed with family and friends.



Computer generated image

## An Aspirational Address

A short walk from Sunny Hatch, Sevenoaks' historic high street is lined with independent boutiques as well as popular brands, a Waitrose and an M&S, exceptional restaurants and bars, and a weekly market.

There is plenty of culture and entertainment on offer, with the Stag Cinema, Theatre & Community Arts Centre, and the Kaleidoscope Gallery on your doorstep.

There's a sporting opportunity for everyone in Sevenoaks, whether you're a participant or a spectator. Rugby and football are well represented, and the quintessentially English setting of The Vine is where you'll find a high standard of cricket. Sevenoaks Leisure Centre and the Sennocke Centre at Sevenoaks School also offer comprehensive fitness facilities.

Golfers can enjoy greens at Wildernesse, Knole, and Nizels, with the latter offering a private health and fitness centre.

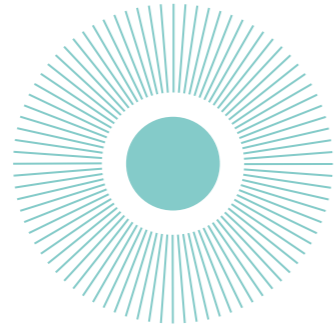
Nature enthusiasts can explore the nearby National Trust's Knole House, Sevenoaks Wildfowl Reserve, and neighbouring Otford, a designated Area of Outstanding Natural Beauty. Numerous walking trails weave through woodlands, National Trust gardens, and rolling fields along the Greensand Way and the North Downs.

Sevenoaks is well-known for its choice of exceptional schools. Renowned independent institutions such as Sevenoaks School, The New Beacon, and Walthamstow Hall offer a rich tapestry of academic excellence and character development.

Complementing these are outstanding state schools like Lady Boswell's C of E Primary School and The Knole Academy, which provide a well-rounded education in a nurturing environment.







## SUNNY HATCH

Located off a tree-lined road, this array of stunning apartments, nestles in a peaceful Sevenoaks enclave, with each property benefitting from secure basement allocated parking, access to a communal garden, and within a four-minute walk of Sevenoaks train station.



Digitally enhanced image



Digitally enhanced image



## Ground Floor



### APT 1

Kitchen	3.11m x 2.76m	10'2" x 9'0"
Living / Dining Room	6.43m x 4.53m	21'1" x 14'10"
Master Bedroom	4.53m x 3.49m	14'10" x 11'5"
Bedroom 2	3.56m x 3.31m	11'8" x 10'10"
<b>Total</b>	<b>88.85 sq m</b>	<b>956 sq ft</b>

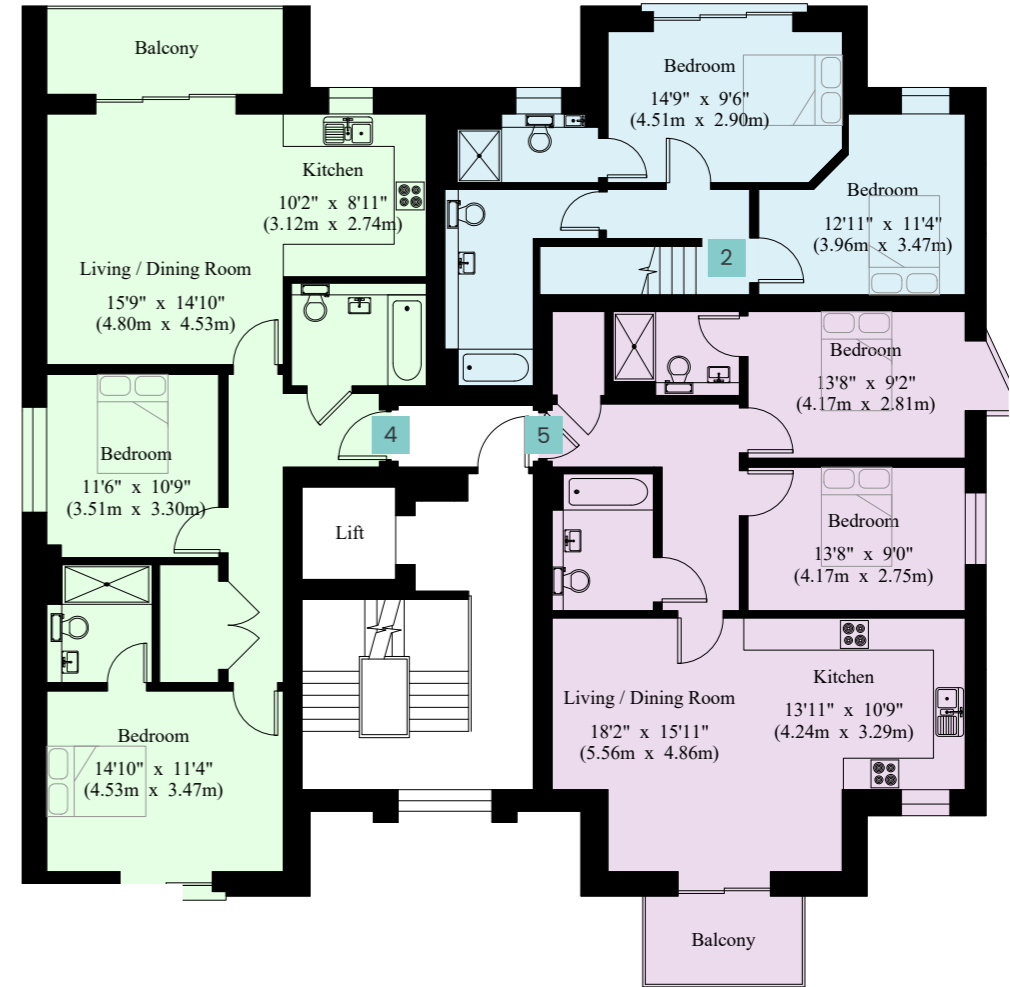
### APT 2 (GROUND FLOOR)

Kitchen	3.11m x 2.76m	10'2" x 9'0"
Living / Dining Room	5.08m x 4.57m	16'8" x 14'11"
<b>Total</b>	<b>88 sq m</b>	<b>947 sq ft</b>

### APT 3

Kitchen	4.30m x 3.30m	14'1" x 10'9"
Living / Dining Room	5.62m x 4.90m	18'5" x 16'0"
Master Bedroom	4.21m x 2.81m	13'9" x 9'2"
Bedroom 2	4.21m x 2.78m	13'9" x 9'1"
<b>Total</b>	<b>79.25 sq m</b>	<b>853 sq ft</b>

## First Floor



### APT 2 (FIRST FLOOR)

Master Bedroom	4.51m x 2.90m	14'9" x 9'6"
Bedroom 2	3.96m x 3.47m	12'11" x 11'4"
<b>Total</b>	<b>88 sq m</b>	<b>947 sq ft</b>

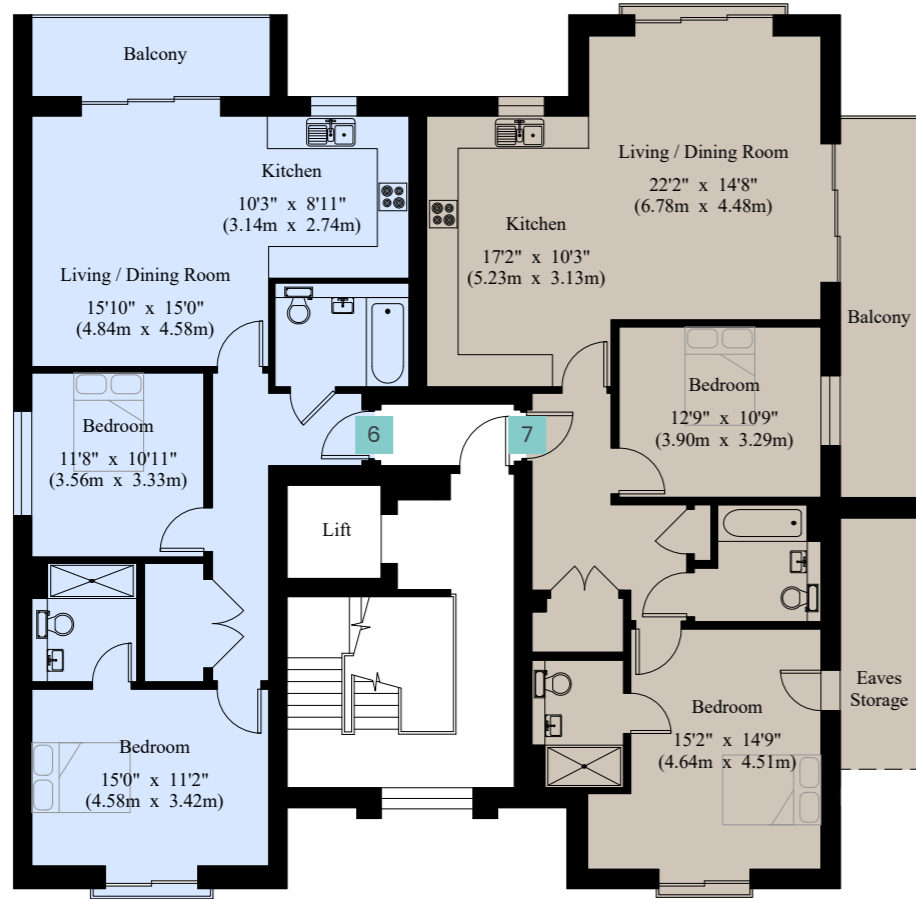
### APT 4

Kitchen	3.12m x 2.74m	10'2" x 8'11"
Living / Dining Room	4.80m x 4.53m	15'9" x 14'10"
Master Bedroom	4.53m x 3.47m	14'10" x 11'4"
Bedroom 2	3.51m x 3.30m	11'6" x 10'9"
<b>Total</b>	<b>81.80 sq m</b>	<b>880 sq ft</b>

### APT 5

Kitchen	4.24m x 3.29m	13'11" x 10'9"
Living / Dining Room	5.56m x 4.86m	18'2" x 15'11"
Master Bedroom	4.17m x 2.81m	13'8" x 9'2"
Bedroom 2	4.17m x 2.75m	13'8" x 9'0"
<b>Total</b>	<b>79.25 sq m</b>	<b>853 sq ft</b>

## Second Floor



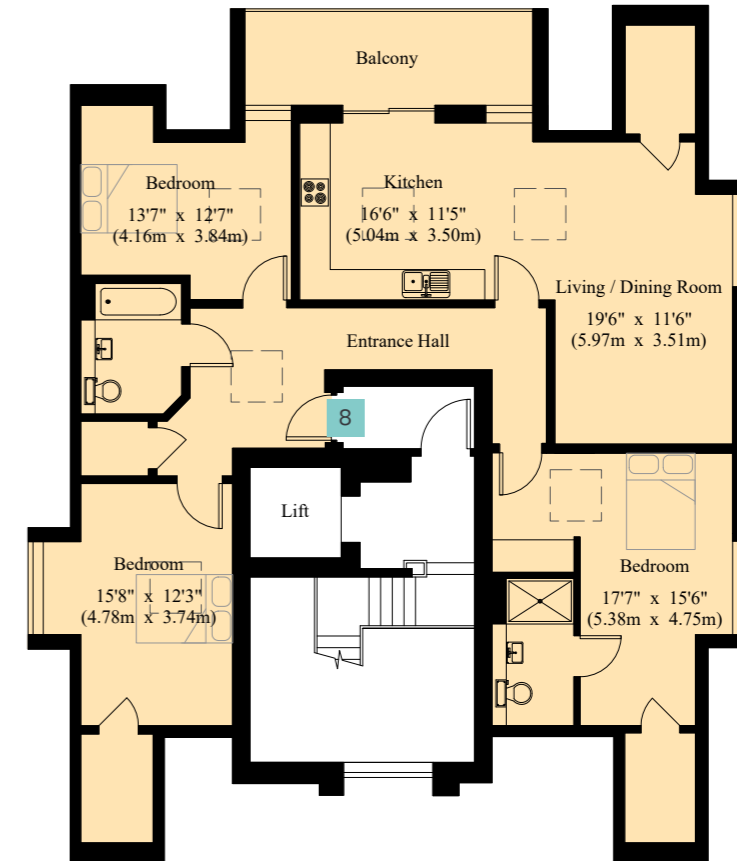
### APT 6

Kitchen	3.14m x 2.74m	10'3" x 8'11"
Living / Dining Room	4.84m x 4.58m	15'10" x 15'0"
Master Bedroom	4.58m x 3.42m	15'0" x 11'2"
Bedroom 2	3.56m x 3.33m	11'8" x 10'11"
<b>Total</b>	<b>81.80 sq m</b>	<b>880 sq ft</b>

### APT 7

Kitchen	5.23m x 3.13m	17'2" x 10'3"
Living / Dining Room	6.78m x 4.48m	22'2" x 14'8"
Master Bedroom	4.64m x 4.51m	15'2" x 14'9"
Bedroom 2	3.90m x 3.29m	12'9" x 10'9"
<b>Total</b>	<b>96.25 sq m</b>	<b>1036 sq ft</b>

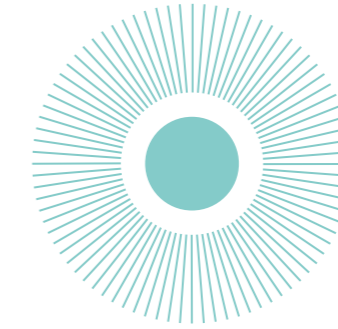
## Third Floor



### APT 8

Kitchen	5.04m x 3.50m	16'6" x 11'5"
Living / Dining Room	5.97m x 3.51m	19'6" x 11'6"
Master Bedroom	5.38m x 4.75m	17'7" x 15'6"
Bedroom 2	4.78m x 3.74m	15'8" x 12'3"
Bedroom 3	4.16m x 3.84m	13'7" x 12'7"
<b>Total</b>	<b>125.85 sq m</b>	<b>1354 sq ft</b>

## Superior Specification



SUNNY HATCH

### General

- Welcoming landscape leading to the main entrance with 24 hour CCTV
- Contemporary communal area providing a lift with staircase from basement, ground floor, first floor, second floor and third floor
- Coloured video entry system from front entrance to each apartment

### Kitchens

- Fully fitted with Beckerman Kuchen kitchens, including quartz worktops. They pride themselves on being a Carbon Neutral Company, established for over 125 years, who are known for investing in energy conservation measures
- Siemens appliances including dual combi oven/microwave, fridge freezer, dishwasher, induction hob and washer dryer
- Under counter LED lighting

### Bathrooms

- Contemporary GSI sanitary ware
- Hansgrohe Vernis range mixer tap
- Thermostatically controlled shower heads
- Feature stone resin baths
- Feature glass walk in shower screen
- Feature LED sensor mood lighting
- Tiled floor and walls by Porcelanosa
- Toothbrush and shaver socket
- Heated towel rail

### Heating

- Nu heat under floor heating to entire floor areas
- Heated towel rails to every bathroom and en suite

### Lighting, Electrical, Audio Visual

- Schneider white electric face plates
- 5 amp bedside lighting to master bedrooms
- Dimmer switches to all rooms
- Feature water lily cool white lighting to bathrooms and en suites
- Electric toothbrushes and shaving points
- Cat 6 cabling to each telephone point
- All apartments pre wired for wifi
- Cabling to allow for digital and satellite television
- CCTV security to external and internal communal areas recorded for 6 weeks
- Intruder alarm systems to each apartment with impact sensors to all ground floor windows and doors

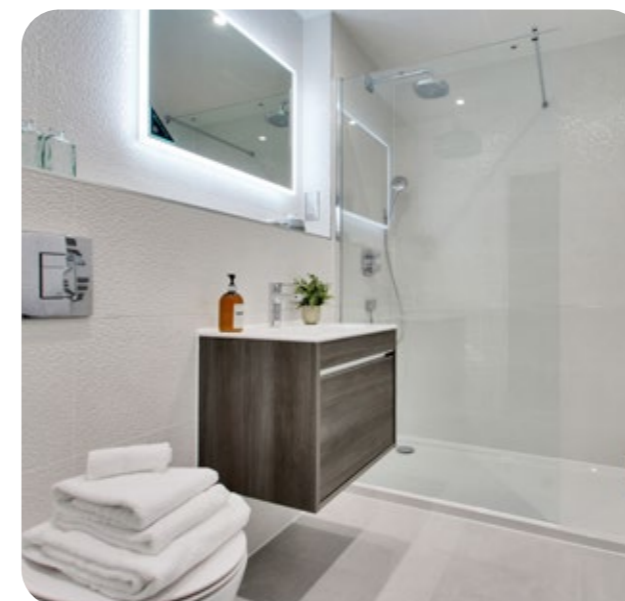
### Construction

- Solid masonry in block and face brickwork to main super structure building
- Concrete floors with acoustic matting
- Aluminium powder coated triple glazed windows and doors

### Interior

- Herringbone washed white oak flooring to kitchen open plan area
- Decorative cornicing throughout
- Carpets to bedrooms
- Tiled bathrooms

\*please note specification maybe subject to change.



Conveniently Connected



Junction 5  
M25  
2.4 miles

Royal Tunbridge  
Wells  
12 miles

Ebbsfleet  
International  
18.2 miles

Gatwick  
Airport  
24 miles

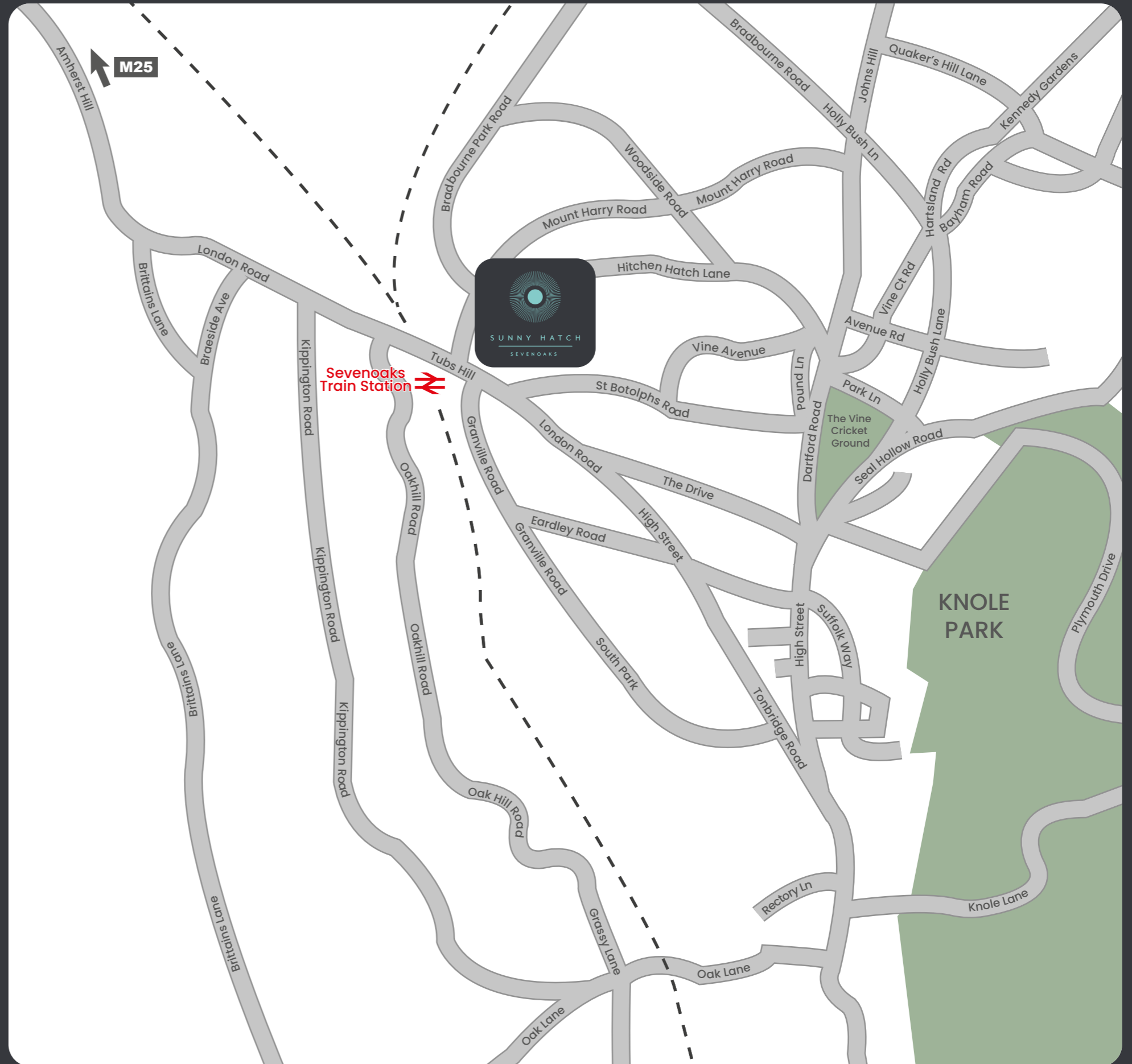


London  
Bridge  
22 mins

London  
Charing Cross  
33 mins

London  
Cannon Street  
36 mins

London  
Blackfriars  
67 mins



Travel times and distances taken from [google.co.uk/maps](http://google.co.uk/maps) and [nationalrail.co.uk](http://nationalrail.co.uk)





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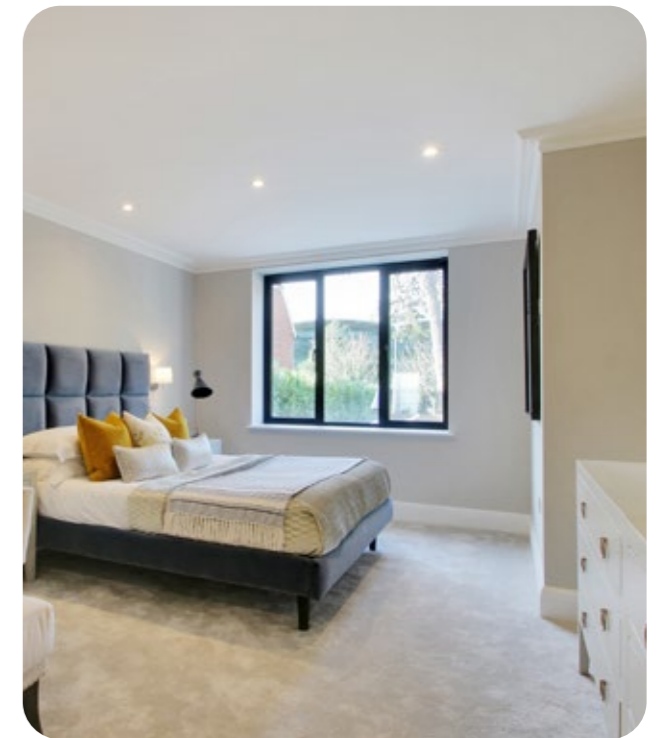
Providing luxury Real Estate throughout the South East of London and Kent.

Kent House Homes was founded in 1973, out of a passion to deliver beautifully designed homes, built to perfection. We have vast experience and expertise in all aspects of the industry, priding ourselves on our reputation and ability to provide quality new homes, built to the highest standard with the utmost attention to detail.

Our objective is to create the perfect new home, offering the ultimate living experience for you to enjoy with family and friends.



Pine Ridge



Images from a previous development completed in 2021





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