

SEQUOIA

ONE
WITCHES LANE
SEVENOAKS

Sequoia is a one-off architectural masterpiece that brings together clean lines, a dramatic elevation and an exciting blend of materials to deliver an innovative four-bedroom dwelling.

Set in a quiet residential road and positioned to afford a sense of seclusion, Sequoia offers a flexible internal layout balanced with an exacting finish, luxury specification and eco credentials. Infusing the entire property is a sense of ethereal light, afforded by a generous use of glazing and skylights.

The name Sequoia, Cherokee Indian for redwood, was chosen to reflect the warm cedar panelling that is a hallmark of the exterior. Together with pressed aluminium cladding, smooth white render and crisp angles, Sequoia makes a bold visual statement that is further enhanced by its wrap-around landscaped garden.





COMPUTER GENERATED IMAGE



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Sequoia is where pared-back elegance and contemporary details sit comfortably with green aspects and cutting-edge technology.

The ground floor lends itself to free-flowing entertaining, with an open plan kitchen/living/dining room, bi-fold doors to the garden, underfloor heating, and prewiring for home entertainment and mood lighting systems. Complementing the open space is a study/cinema room/home office, a bedroom, cloakroom and a utility area to the integral garage.

The first floor is a bright, restful space where the rooms enjoy pitched ceilings. A highlight is the double-aspect master bedroom with full-height windows, en-suite bathroom and dressing area. Two further bedrooms, one with an en-suite bathroom and both overlook a biodiverse living sedum roof, a family bathroom and a practical storage cupboard complete the accommodation.



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FIRST FLOOR

Master Suite

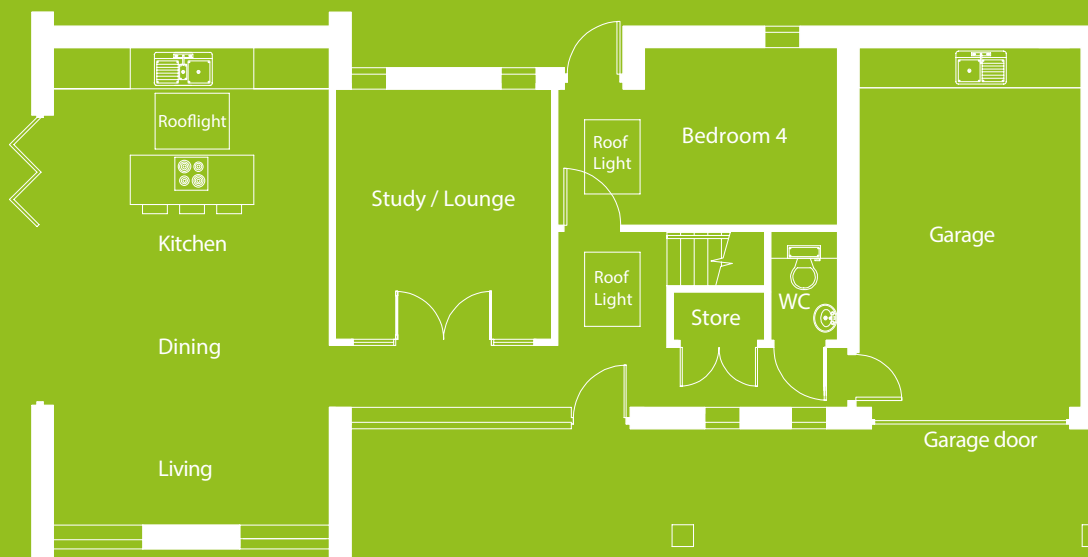
6.62m x 3.60m 21'8 x 11'10

Bedroom 2

4.44m x 3.09m 14'6 x 10'1

Bedroom 3

3.89m x 3.27m 12'9 x 10'8



GROUND FLOOR

Kitchen / Dining / Living

7.72m x 4.46m 25'4 x 14'7

Study / Lounge

4.04m x 3.49m 13'3 x 11'5

Bedroom 4

4.52m x 2.87m 14'10 x 9'5

Garage

5.82m x 3.59m 19'1 x 11'9

Ground Floor

Sevenoaks is Kent's premier town – a place where independent boutiques, farmers' markets and an established café culture create a buzzy, cosmopolitan hub. Framed by the natural beauty of the Kent Downs and High Weald, Sevenoaks enjoys a verdant aspect that is balanced by a speedy rail commute of 24 minutes to London Bridge.



The heart of Sevenoaks town is a busy High Street, which is overseen by the majestic National Trust Knole House and its 1,000-acre deer park at one end, and the Vines Cricket Ground and bandstand at the other. Additional highlights include Sevenoaks day and boarding school, The Stag Arts Centre and a myriad of leisure facilities in the immediate vicinity, encompassing everything from pilates studios, spas and sports centres to golf courses, squash courts and country clubs.







SUPERIOR SPECIFICATION

COMPREHENSIVE KITCHEN

- All appliances are Siemens or similar.
- Comprehensive fitted kitchen from selected range – Krieder or similar.
- Induction hob.
- Integrated fridge-freezer.
- Integrated dishwasher.
- Combination microwave and oven.
- Quartz worktops with full height upstand.
- Under mounted stainless-steel sink.
- Under mounted pelmet lighting to wall units.
- Stainless steel taps.
- Separate utility area complete with store cupboards and sink and service provision for washer dryer.

BATHROOMS

- Modern white sanitaryware with chrome mixer taps.
- Recessed mirrors or mirror cabinet with shaver point and light.
- Separate showers with overhead fitting, pressurised and individually thermostatically controlled.
- Integrated furniture custom built where applicable, with composite stone worktops in principal suites.
- Porcelain/ceramic floor & wall tiles to bathrooms, cloakrooms and en-suites, full height in shower area and half height elsewhere.
- High quality baths with tiled panel.
- Heated chrome electric towel rails.

SECURITY & PEACE OF MIND

- NACOSS approved alarm system.
- Downlights to front soffits with individual switching.
- Mains powered smoke and CO2 detectors to each floor.
- Multi lever security locks to external doors and windows.
- Pre wired for high resolution colour CCTV monitoring and external security sensor lighting.
- Protek – 10 year warranty.

HEATING & LIGHTING

- Underfloor heating via conventional boiler/heating system with hot water tank with individual room thermostatic room controls at ground floor level, radiators on first floor.
- Low voltage downlighters to living room, kitchen and bathrooms.
- Rako mood lighting incorporated in the principal entertaining room.

HOME ENTERTAINMENT & COMMUNICATION

- Cat 6 data network cabling to all principal rooms allows for distribution of digital TV signals, telephone and computer data.
- Provision for principal rooms to be prewired for full home entertainment TV/media/audio system.
- Provision for principal reception rooms to be prewired for 5.1 surround sound entertainment systems.
- TV points to the kitchen / living / dining room and all bedrooms.



DECORATION

- All walls painted in white.
- Plastered smooth finished ceilings, painted white.
- Painted woodwork primed and finished in white satinwood.

HIGH QUALITY FINISHES

- Stainless steel front door furniture, includes restraint chain, night latch, lever mortice, lock and doorbell.
- Glazed doors to main reception room.
- Brushed steel switches and sockets throughout the house.

FLOORING

- Porcelain/ceramic floor tiles to bathrooms and cloakroom.
- Karndean to ground floor rooms (except cloakroom).
- Carpets to bedrooms.

JOINERY

- All skirting (minimum 100mm) and architraves to be square edge, white painted.
- Light oak heavy duty flush doors.

WINDOWS

- UPVC double glazed windows (RAL matched).
- Aluminium double glazed bi-fold doors (RAL matched).
- Entrance door – GRP/solid oak and hardwood painted.

EXTERNAL FEATURES

- The modern character has been encapsulated by the careful selection of pressed aluminium with contrasting painted render and cedar panelling.
- Ground floor roof will be a green bio diverse sedum roof.
- The drive and parking areas will be resin bound finish.
- Patio area set out in engineered stone.
- Gardens set out according to planning consent.

SERVICES

- Mains water.
- Electric.
- BT.
- Broadband.
- Mains gas.



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