



# Misty Meadow Deerleap

Sevenoaks, TN14 7NP  
£795,000

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Estate Agents

This stunning detached home has been totally refurbished by the current owners and gives any buyer flexible living space in an enviable country location.

The property has a large entrance hallway with stairs to a feature galleried landing. The focal point of the house is the stunning kitchen/breakfast room with the open plan reception room. Any family are sure to spend much of the day here with its views over the beautiful rear garden. There are also two further reception rooms that can be used as a lounge, dining room or study. There is also a utility room and cloakroom on the ground floor.

To the first floor there is a lovely master bedroom suite with large wardrobe and en-suite bathroom. There is also the option of a roof terrace subject to planning. There are two further bedrooms and a modern family bathroom. Should you require a further bedroom there is room to create another on the landing.

The rear garden is a dream for any gardener. The garden is laid to lawn with a large patio, flower borders and a detached conservatory currently used as a greenhouse. There is a further wooden shed that completes this stunning outside space.

The property overlooks open fields and to the front there is parking for several cars although for anyone with a special car you will appreciate the double garage/workshop that has direct access into the kitchen.

This really is a property that needs to be seen to appreciate the quality of finish and flexibility of the accommodation so we recommend you view at your first opportunity.



# Misty Meadow Deerleap Lane, Knockholt, Sevenoaks, Kent, TN14

7NID

## Front Elevation

### Ground Floor

#### Entrance Hall

20'4 x 12'3 (6.20m x 3.73m)

#### Open Plan Reception

20'10 x 12'8 (6.35m x 3.86m)

#### Kitchen/Breakfast Room

28'4 x 12'8 (8.64m x 3.86m)

#### Lounge

20'4 x 12'8 (6.20m x 3.86m)

#### Front Reception

13'4 x 9'8 (4.06m x 2.95m)

### First Floor

#### Galleried Landing

33'11 x 9'11 (10.34m x 3.02m)

#### Bedroom One

16'1 x 13'2 (4.90m x 4.01m)

#### Ensuite

9'11 x 6'9 (3.02m x 2.06m)

#### Bedroom Two

16'1 x 13'1 (4.90m x 3.99m)

#### Bedroom Three

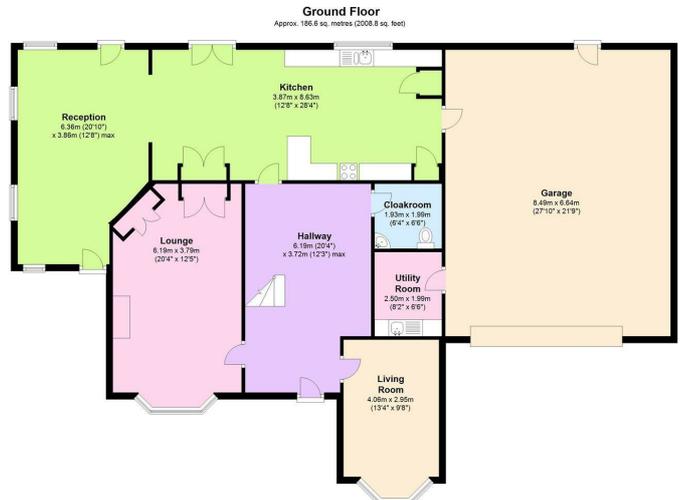
9'2 x 7'9 (2.79m x 2.36m)

#### Family Bathroom

9'11 x 8' (3.02m x 2.44m)

### Outside

#### Rear Garden



FLOOR PLAN MEASUREMENTS & ILLUSTRATIONS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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