

Kennedys'

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Meadows, Rushmore Hill
Sevenoaks
TN14 7NL

It's not every day that you come across a plot like this; 1.8 acres of prime real estate on the highly sought after Rushmore Hill, swimming pool, large sweeping driveway, and nearly 6000 SqFt of detached premium home.

OIEO
£2,500,000



6



4



5



8+



- Large plot just shy of 2 acres
- Main bedroom and three further bedrooms ensuite
- Detached double garage
- Mature gardens
- 6 Bed Detached Home
- Swimming pool
- Close to train links to London and beyond
- **Viewing by appointment only**



PROPERTY DESCRIPTION

Every now and again, whether you are strolling through a village or town, perhaps even driving through an unfamiliar area, a house just catches your eye, and if you're anything like me, you may just have to reverse back and take a second look, just to fully take it in. When we were invited to meet the owners of Meadows for the first time, that is exactly what happened. I was driving down the sought after Rushmore Hill, and as we came to this seemingly endless plot, with a beautiful family home laid well back, proudly sitting in the middle of it's 1.8 acre plot, I immediately hoped that it was the house we had been booked to see that day; so you can imagine my absolute delight when the name plate on the pillars of the private gates read "Meadows". The feeling didn't wain either, as I drove through the wrought iron gates and along the long drive, flanked by sweeping lawns, and leading to the house, where a large forecourt area greeted us, providing as much parking as you ever want for both yourself and your guests, and eventually led to the detached double garage beyond.

What unfolded after that, was a visit that engaged me like very few ever have, as I got drawn in to the passion that exuded from the current owners, who's thirty year residency has created the home you see today. Indeed, Meadows is almost unrecognisable from the small 1930's cottage that it once was, and whilst it had already been enlarged by previous owners, the biggest transformation has occurred as a result of our clients considerable investment and ability to execute their vision, on the edge of the popular village of Knockholt, just outside Sevenoaks, within an AONB (Area of Outstanding Natural Beauty), close to the North Downs yet being within good reach of nearby towns and of course London.

Today, Meadows offers flexible yet extensive accommodation, with a total footprint of something approaching 6,000 sq ft, including the garage building. It should also be noted that permitted development has been granted for two outbuildings, further enhancing the property; a proposed home cinema room in excess of 300 sq ft and about 900 sq ft of gamesroom/gym complex.

There is also potential to add a tennis court under permitted development rights, which would further compliment the beautiful gardens that surround the house, with features that notably include an ornamental fountain in the centre of the front lawn, extensive terracing to the rear, a lined and heated outdoor pool and an impressive range of established trees and planting.

For those looking for reliable rail links to London, services are available from Knockholt Station (1.3 miles), Chelsfield Station (2 miles) and Orpington Station (3.4 miles) all Zone 6, providing direct services into London Bridge, Cannon Street, London Victoria, Blackfriars and Charing Cross. There is also a regular fast service from Orpington to London Bridge in 15 minutes.









PROPERTY DESCRIPTION

The M25 is accessed from at junction 4 (2.5 miles) providing links to Gatwick, Heathrow and Stansted Airports, South Coast and Channel Tunnel Terminal.

The area is renowned for its walks, bridle paths and nearby golf clubs. The village boasts several pubs serving traditional food and a Michelin starred restaurant can be found within 10 minutes' drive into Locksbottom. Local shops including Waitrose supermarket are available for basic shopping, whilst Sevenoaks (5 miles), Bromley (7 miles) and Bluewater (11 miles) offer a wide range of shops, restaurants bars, cafes and cinemas.

The property is well located for highly regarded schools in both state and private sectors including:

Preschool: Rushmore House Montessori.

Primary Schools: St. Katherine's Knockholt Church of England School, Pratts Bottom Primary School.

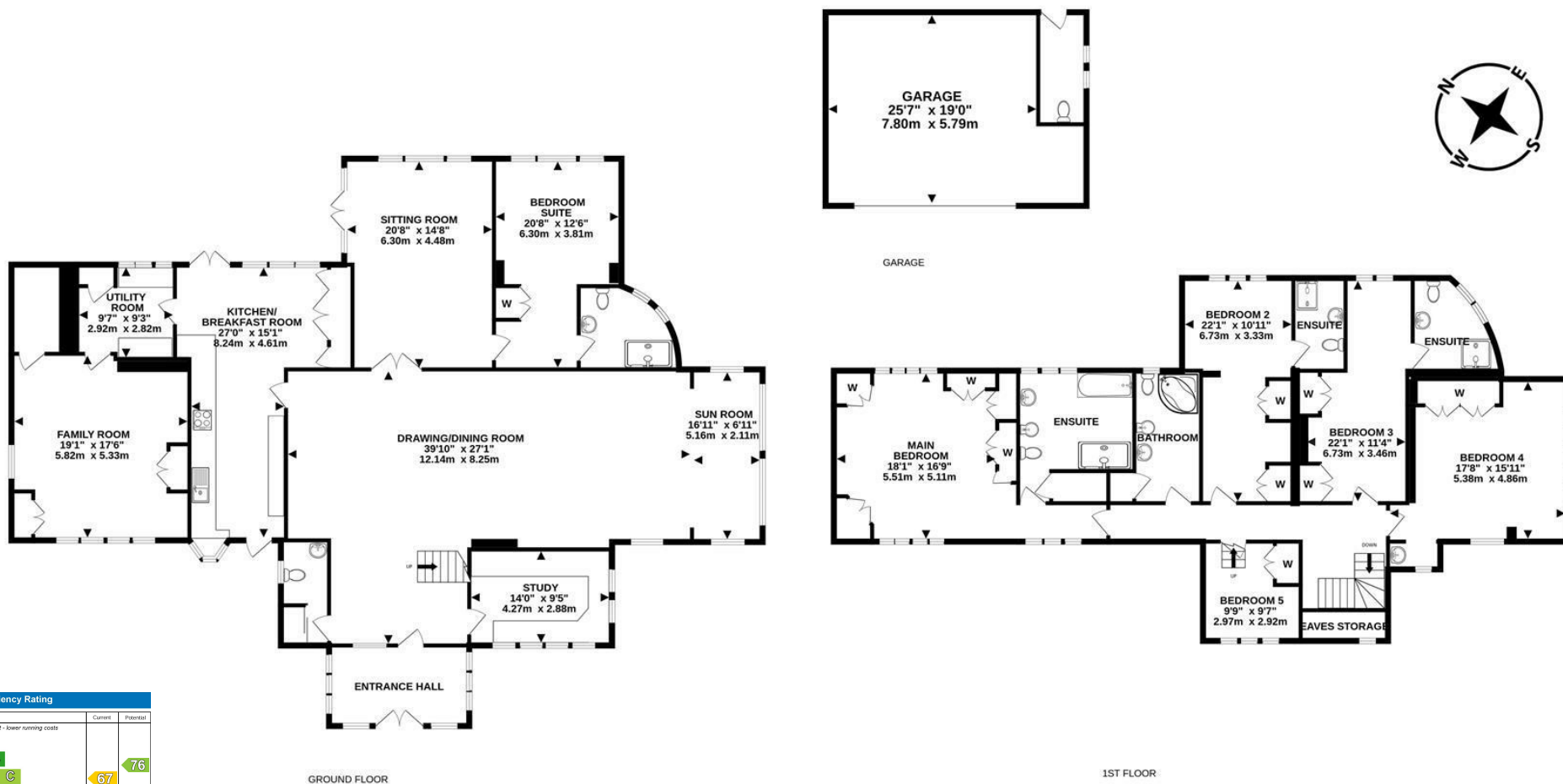
Preparatory Schools: Sevenoaks preparatory School (co-ed), St Michaels, Otford (co-ed), Russell House, Otford (co-ed), New Beacon for boys in Sevenoaks, The Granville for girls in Sevenoaks, Solefields School for boys in Sevenoaks.

Private/Public Schools: Internationally renowned Sevenoaks School (co-ed), Radnor House School in Sevenoaks (co-ed), Walthamstow Hall for girls in Sevenoaks, Tonbridge School for boys, Bromley High School for girls.

Grammar/State Schools: Knole Academy in Sevenoaks (co-ed), Weald of Kent Girls Grammar School in Sevenoaks, Trinity School in Sevenoaks (co-ed), Tonbridge Grammar School for girls, The Judd School in Tonbridge for boys, Newstead Wood girls school in Orpington, St Olaves Grammar School for boys in Orpington.

I hope that we have whet your appetite and covered everything you need to know at this stage, but of course we would love to show you Meadows in person, and believe that only by physically being there can one fully appreciate the extent of its qualities, the undeniable possibilities to further fulfil the potential of Meadows, and become the future custodian of this rare home.

A large, stylized white signature or logo on a dark background. The signature is fluid and cursive, starting with a large 'C' and ending with a long, sweeping line.



TOTAL FLOOR AREA : 5423sq.ft. (503.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Meadows, Rushmore Hill

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: D
 COUNCIL: Sevenoaks
 TAX BAND: H

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