



## ABOUT THIS HOME.....

REASONABLE OFFERS CONSIDERED

ESCAPE TO YOUR OWN PRIVATE OASIS WITH THIS STUNNING SEMI-DETACHED HOME, NESTLED DOWN A SECLUDED COUNTRY LANE ON A SPRAWLING 1.21-ACRE PLOT (TBV). THE HOME BOASTS A SPACIOUS LIVING ROOM, COMPLETE WITH A COSY LOG BURNER AND THREE ADDITIONAL ROOMS THAT COULD EASILY SERVE AS EXTRA BEDROOMS, A STUDY, OR EVEN BE OPENED UP TO CREATE ONE LARGE ROOM. THE LIGHT-FILLED KITCHEN-BREAKFAST ROOM OPENS ONTO A GARDEN ROOM WITH A LARGE PICTURE WINDOW PERFECTLY FRAMING THE VIEW OF THE WOODED BLUEBELL GARDENS BEYOND. A SEPARATE DINING ROOM OFFERS THE PERFECT SPACE FOR ENTERTAINING, WHILE A UTILITY ROOM, CLOAKROOM, AND ADDITIONAL GROUND FLOOR BATHROOM PROVIDE ALL THE CONVENIENCE YOU NEED.

UPSTAIRS, YOU'LL FIND THREE BEDROOMS AND A BATHROOM, PROVIDING AMPLE SPACE FOR A GROWING FAMILY OR GUESTS. AND WITH A DETACHED OVERSIZED GARAGE FEATURING A WORKSHOP AND ATTIC ROOM ABOVE, AS WELL AS GATED PARKING FOR NUMEROUS VEHICLES, THERE'S NO SHORTAGE OF SPACE FOR ALL YOUR STORAGE NEEDS. BUT THE TRUE HIGHLIGHT OF THIS PROPERTY IS THE STUNNING BLUEBELL WOODLAND GARDENS, COMPLETE WITH NUMEROUS PATIO AREAS, CASCADING WATERFALL PONDS, AND EVEN A WORKING WELL. IT'S THE PERFECT PLACE TO RELAX, UNWIND, AND ESCAPE FROM THE HUSTLE AND BUSTLE OF DAILY LIFE. THIS IS A TRULY UNIQUE OPPORTUNITY TO PURCHASE A HOME IN THIS PIN-DROP QUIET LOCATION, WITH STACKS OF POTENTIAL TO IMPROVE, EXTEND, OR MAYBE EVEN KNOCK DOWN AND REBUILD YOUR DREAM HOME (SUBJECT TO THE USUAL CONSENTS). DON'T MISS YOUR CHANCE TO MAKE THIS IDYLIC RETREAT YOUR OWN!

## THE LOCATION.....

IF YOU'RE LOOKING FOR THE PERFECT PLACE TO CALL HOME, KNOCKHOLT VILLAGE COULD BE THE PLACE FOR YOU, AND THIS PROPERTY IS SITUATED IN A COUNTRY LANE ON THE OUTSKIRTS OF THE VILLAGE. THIS CHARMING VILLAGE OFFERS EVERYTHING YOU NEED FROM THE CONVENIENCE OF A VILLAGE STORE AND FOUR LOCAL PUBS SERVING DELICIOUS FOOD, TO THE RENOWNED COOLINGS GARDEN CENTRE, YOU'LL FIND EVERYTHING YOU NEED RIGHT ON YOUR DOORSTEP. FAMILIES WITH CHILDREN WILL APPRECIATE THE QUALITY EDUCATION OFFERED BY ST KATHARINE'S SCHOOL, RATED GOOD BY OFSTED AT ITS LAST INSPECTION. AND FOR THOSE SEEKING INDEPENDENT EDUCATION, RADNOR HOUSE INDEPENDENT SCHOOL IS ONLY AN 11-MINUTE DRIVE AWAY. BUT IT'S NOT JUST ABOUT CONVENIENCE - KNOCKHOLT ALSO OFFERS AN ACTIVE OUTDOOR LIFESTYLE. WITH NUMEROUS FOOTPATHS WEAVING THROUGH THE PICTURESQUE COUNTRYSIDE AND LINKING TO THE NORTH DOWNS WAY, THERE'S NO SHORTAGE OF OPPORTUNITIES TO GET OUT AND EXPLORE. GOLF ENTHUSIASTS WILL ALSO APPRECIATE THE PROXIMITY TO SOME OF THE FINEST GOLF COURSES IN THE AREA, INCLUDING THE 130-ACRE CHERRY LODGE GOLF CLUB, THE AWARD-WINNING WESTERHAM GOLF CLUB, AND PARK WOOD GOLF CLUB, WHICH HOSTED THE PGA EUROPRO TOUR IN 2021.

WHEN IT COMES TO COMMUTING, KNOCKHOLT IS WELL-CONNECTED, WITH SEVERAL TRAIN STATIONS WITHIN EASY DRIVING DISTANCE. SEVENOAKS STATION IS ONLY A 20-MINUTE DRIVE AWAY, AND FROM THERE, TRAINS TAKE JUST 22 MINUTES TO REACH LONDON BRIDGE. ORPINGTON STATION IS A 21-MINUTE DRIVE AWAY, AND TRAINS TO LONDON BRIDGE TAKE ONLY 15 MINUTES. AND FOR THOSE WHO PREFER TO STAY CLOSER TO HOME, KNOCKHOLT STATION IS JUST A 9-MINUTE DRIVE AWAY, WITH TRAINS TO LONDON BRIDGE TAKING ONLY 32 MINUTES.





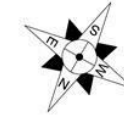




OWNERS REMARKS: WE FELL IN LOVE WITH HILLSIDE AND ITS ANCIENT WOODLAND WHEN WE FIRST SAW IT THIRTY YEARS AGO, AND WE HAVE BEEN VERY HAPPY HERE EVER SINCE. AT THAT TIME MY WIFE WAS WORKING IN INNER LONDON, AND, RETURNING HOME IN THE EVENING FROM WORK, SHE FOUND IT THE PERFECT LOCATION TO DE-STRESS, SO TRANQUIL AND CLOSE TO NATURE. I AM A MUSICIAN AND ACTOR, AND THIS WAS IDEAL FOR PRACTISING AND REHEARSING WITH COLLEAGUES, DISTURBING NOBODY! WE HAD TWO TEENAGE SONS WHEN WE MOVED IN. NOW WE ARE RELOCATING TO BE CLOSER TO THE EXTENDED FAMILY IN SOMERSET. THERE WILL BE SUCH HAPPY MEMORIES OF THE CHANGING SEASONS AND WONDERFUL GARDEN PARTIES. WHEREVER YOU ARE IN THE HOUSE, YOU LOOK OUT AT A PEACEFUL RURAL SCENE.



# Hillside, Knockholt



**Approx. Gross Internal Floor Area 1641 sq. ft / 152.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor







