



## ABOUT THIS HOME.....

IF YOU ARE LOOKING TO ESCAPE THE HUSTLE AND BUSTLE OF TOWN OR CITY LIFE, THEN THIS DETACHED 4 BEDROOM, 3 BATHROOM BUNGALOW WITH SEPARATE 2 BEDROOM ANNEX BUNGALOW (THEREFORE BEING POTENTIALLY SUITABLE FOR MULTIPLE DWELLINGS STAMP DUTY TREATMENT SUBJECT TO YOUR LEGAL AND TAX ADVISORS OPINION) SITTING ON A PLOT OF JUST UNDER HALF AN ACRE COULD BE THE PROPERTY FOR YOU. THE ANNEX BUNGALOW IS COMPLETELY SELF-CONTAINED SO COULD BE AN IDEAL AIRBNB, OR PERHAPS SOMEWHERE FOR A TEENAGER OR OLDER RELATIVE TO LIVE WITH A SENSE OF INDEPENDENCE. ALTHOUGH THE KNATTS VALLEY HAS A REAL SENSE OF SECLUSION, IT IS STILL VERY ACCESSIBLE BEING JUST 11 MINUTES DRIVE (5 MILES) TO THE M25. IF YOU NEED TO COMMUTE TO LONDON BY TRAIN THEN YOU HAVE A NUMBER OF STATIONS TO CHOOSE FROM SUCH AS OTFORD, SHOREHAM AND EYNSFORD THAT ARE BETWEEN 12 AND 16 MINUTES DRIVING TIME AWAY AND OFFER JOURNEY TIMES TO LONDON FROM 34 MINUTES. ALTERNATIVELY, YOU COULD DRIVE TO EBBSFLEET INTERNATIONAL WHICH IS AROUND 23 MINUTES AWAY BY CAR AND HAS REGULAR TRAINS TO ST PANCRAS IN AS LITTLE AS 19 MINUTES. THIS BEAUTIFULLY PRESENTED HOME MUST BE SEEN TO BE FULLY APPRECIATED AND WE LOOK FORWARD TO SHOWING YOU AROUND.

## THE LOCATION.....

KNATTS VALLEY IS A HAMLET TO THE SOUTH OF WEST KINGSDOWN, COMPRISING OF MAINLY DETACHED HOMES ON LARGE PLOTS. THE AREA HAS SOME FANTASTIC COUNTRY FOOTPATHS OVER UNDULATING TERRAIN. WHEN YOU AREN'T SPENDING YOUR SPARE TIME RAMBLING AROUND THE PICTURESQUE COUNTRYSIDE THEN YOU COULD BE WATCHING THE VARIOUS MOTORSPORTS AT BRANDS HATCH, PLAYING GOLF AT THE RENOWNED LONDON GOLF CLUB, OR VISITING THE BEAUTIFUL 460-ACRE LULLINGSTONE COUNTRY PARK, ALL OF WHICH ARE WITHIN A 15-MINUTE DRIVE. ALTHOUGH THE AREA HAS A GREAT SENSE OF SECLUSION, IT IS STILL JUST 5 MILES FROM THE M25 AND CLOSE TO MANY TRAIN STATIONS WITH SUB-1-HOUR DOOR-TO-DOOR JOURNEY TIMES INTO LONDON (INCLUDING THE DRIVE TO THE STATION). THERE IS AN OFSTED 'GOOD' VILLAGE PRIMARY SCHOOL AT NEIGHBOURING WEST KINGSDOWN, AND A 'GOOD' RATED SECONDARY AT WROTHAM UNDER 5 MILES AWAY AS WELL AS OF COURSE A NUMBER OF INDEPENDENT AND GRAMMAR SCHOOLS IN SEVENOAKS WHICH IS AROUND 7 MILES AWAY.









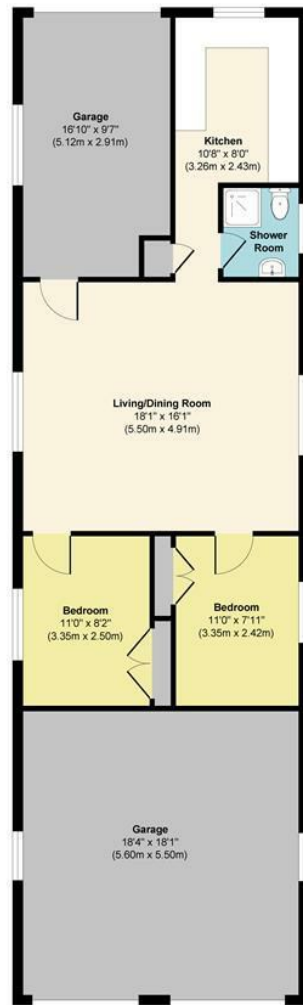
AS A FAMILY WE HAVE SPENT A LOT OF TIME OVER THE YEARS DESIGNING AND PLANNING THIS HOME TO MAKE IT AS COMFORTABLE AND AS LUXURIOUS AS POSSIBLE. WE HAVE ALL LOVED THE PEACEFUL LOCATION, SURROUNDED BY BEAUTIFUL COUNTRYSIDE. THE SEPARATE ANNEX HAS BEEN A WONDERFUL ADDITION, WITH MANY FAMILY MEMBERS ENJOYING ITS SPACE OVER THE YEARS.

WE HAVE BENEFITTED FROM THE EASY ACCESS TO LONDON (WITH FAMILY MEMBERS WORKING IN CANARY WHARF), AS WELL AS NEARBY ACCESS TO THE MOTORWAYS, MAINLINE STATIONS AND BLUEWATER SHOPPING CENTRE :) IT HAS ALWAYS BEEN NICE TO ARRIVE HOME TO THE FEELING OF PEACE AND RELAXATION WHICH IS WONDERFUL.

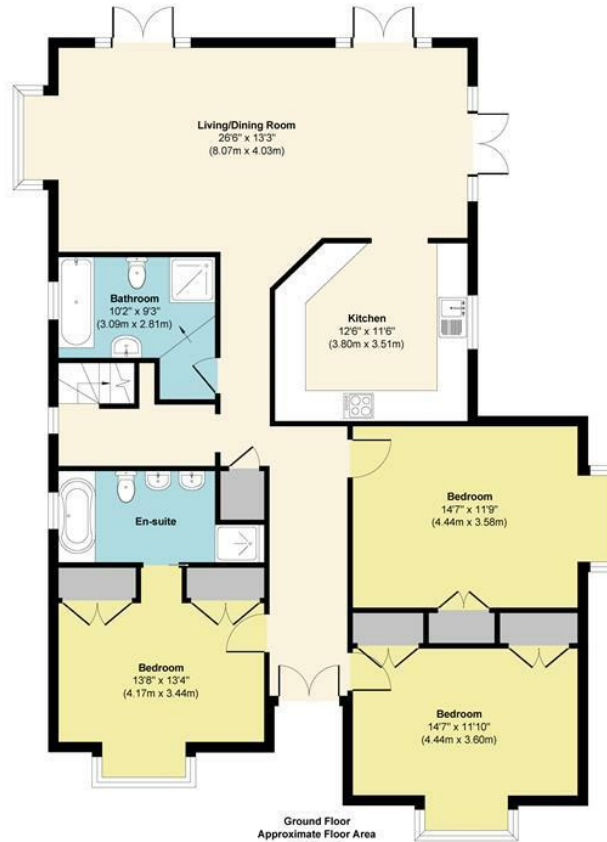
KNATTS VALLEY IS TRULY BREATHTAKING AND OUR CUPS OF TEA IN THE GARDEN IN THE SUMMER, WITH BIRDS SINGING, FEELS LIKE PARADISE. EVERY PART OF THE HOME HAS BEEN FINISHED TO OUR HIGH STANDARDS AND BENEFITS FROM BEING COOL IN THE SUMMER AND COZY AND WARM IN THE WINTER, WE ARE SURE THE NEW OWNERS WILL LOVE LIVING HERE AS MUCH AS WE HAVE.



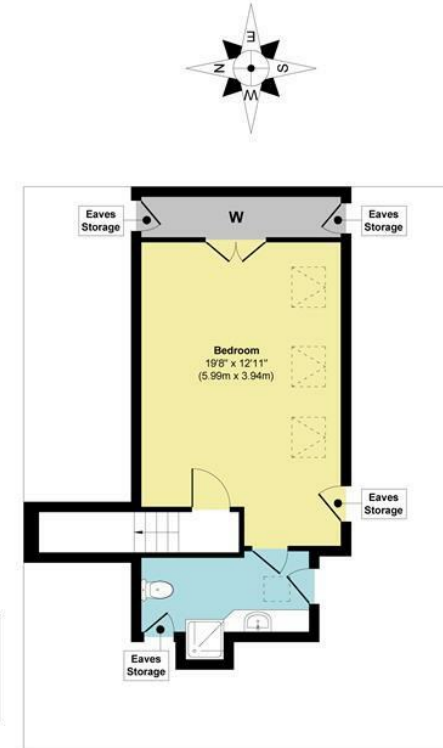
# Cantium, Knatts Valley



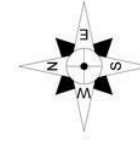
Annexe/Garage  
Approximate Floor Area  
1128 sq. ft  
(104.88 sq. m)



Ground Floor  
Approximate Floor Area  
1417 sq. ft  
(131.71 sq. m)



First Floor  
Approximate Floor Area  
374 sq. ft  
(34.77 sq. m)



**Approx. Gross Internal Floor Area 2919 sq. ft / 271.36 sq. m (Including Garage)**

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





