





## GROVE COTTAGE SHELLEYS LANE, KNOCKHOLT, SEVENOAKS, KENT, TN14 7PH

OFFERS IN EXCESS OF £875,000

- Charming 18th-century semi-detached bungalow nestled in picturesque woodland, offering a quiet retreat down a tranquil country lane.
- Ample living space with four bedrooms, ideal for comfortable living, while being conveniently located just 40 minutes from London Bridge.
- Inviting entrance hall leads to a cosy sitting room with a log burner, perfect for relaxing evenings.
- Country-style kitchen with granite worktops and a range cooker, complemented by a garden room with a glass roof, inviting natural light and scenic views.
- Principal bedroom with ensuite, three additional bedrooms, and a delightful bathroom with a roll-top bath offer comfortable accommodation for family or guests.
  - Secured driveway and garage behind a 5-bar gate ensure privacy and convenience.
- Timber garden outbuilding provides versatile storage or workshop space.
  - Stunning secluded garden surrounding the property
- Seamless blend of historic charm and modern comforts, providing a unique countryside living experience.
- Situated between Sevenoaks and Orpington offering a great choice of shops, restaurants and schools.









## ABOUT THIS HOME

This charming 18th-century semi-detached bungalow nestled amidst picturesque woodland offers a quiet retreat down a tranquil country lane. With four bedrooms, it provides ample space for comfortable living in a secluded setting that is only around 40 minutes from London Bridge.

Upon entering, you're greeted by lovely entrance hall, a sitting room with a log burner, perfect for unwinding on chilly evenings. The country-style kitchen with granite worktops and a range cooker, is ideal for culinary enthusiasts. Adjacent, the garden room boasts a glass roof, inviting natural light to showcase the surrounding mature trees.

The principal bedroom features an ensuite, providing a private oasis within the home. Three additional bedrooms and a bathroom with a charming roll-top bath offer accommodation for family or guests.

Outside, a driveway and garage are secured by a 5-bar gate ensuring privacy and convenience. A timber garden outbuilding provides useful storage or workshop space. The stunning secluded garden, enveloping the rear and side of the property, offers a peaceful retreat to enjoy the sights and sounds of nature.

This unlisted home seamlessly blends historic charm with modern comforts, providing a unique opportunity to embrace countryside living at its best.





## OWNERS COMMENTS

We chose Grove Cottage to be our abode as it is fantastic to enjoy the nature and walks amongst the rolling landscape and meadows of North Downs and yet be connected via direct trains to reach London Bridge in less than 40minutes.

Our children enjoyed playing outdoors and role playing to Enid Blyton's Famous Five.

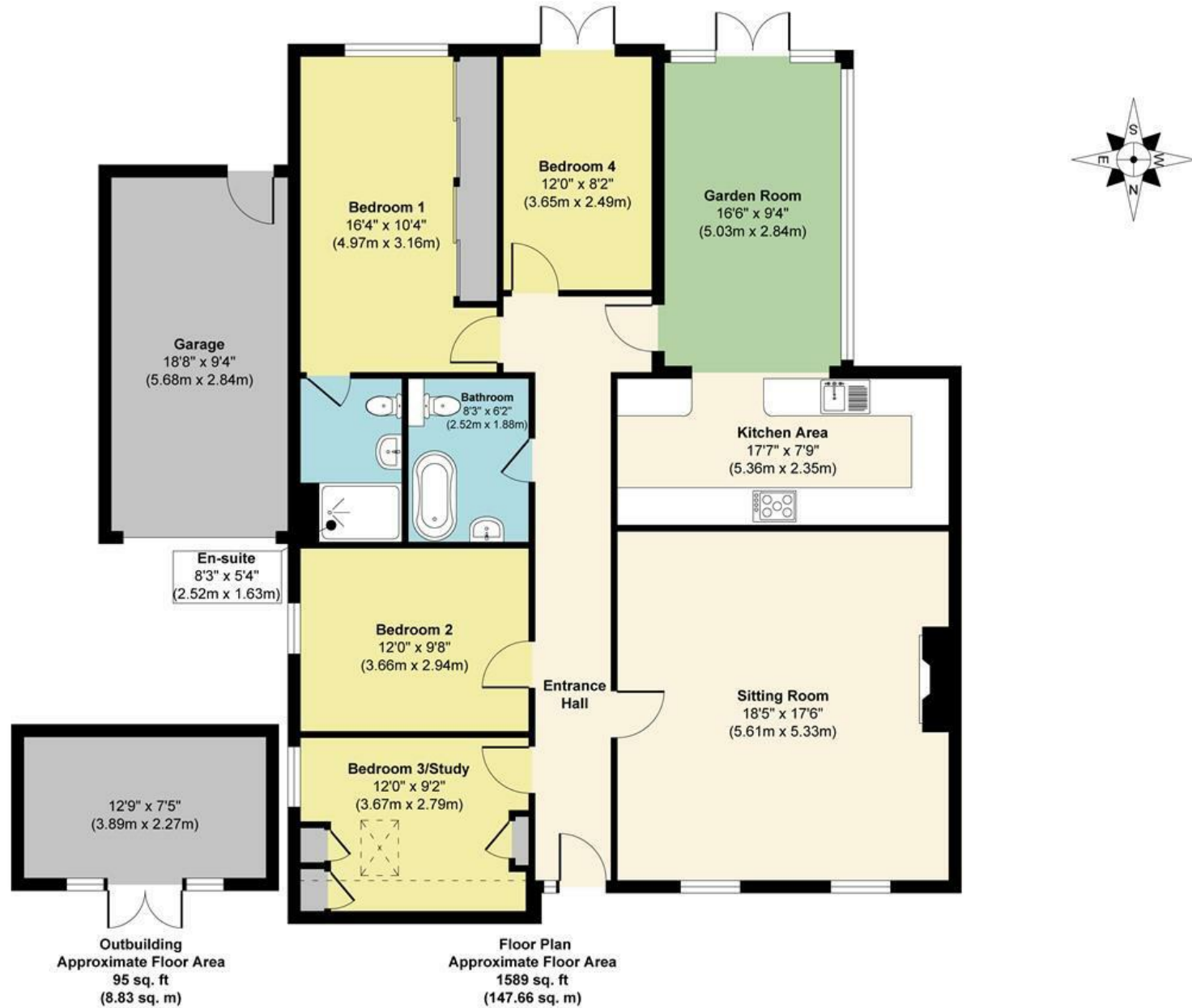
We as a family enjoyed having many bonfires in the neck of the woods , listening to the occasional hooting of an owl and seeing the moonlit field across the house.

Knockholt has a very supportive village and parish community, a 700 year old church and an excellent primary school. It also is in the catchment area of some of the top grammar schools with school bus facilities from the village.





# Grove Cottage, Knockholt



**Approx. Gross Internal Floor Area 1684 sq. ft / 156.49 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

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.





# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

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