



**\*\* PRICE RANGE £820,000 - £850,000 \*\***

A stunning three double bedroom detached cottage believed to date from circa 1820 occupying a central location within the hugely desirable Halstead village. Within walking distance of the village store, primary School and pub, the cottage also benefits from easy commuting links via the M25 /A21 motorway network and Knockholt mainline rail station (1.4 miles) providing fast links to London Bridge / Charing Cross within thirty minutes. A wider array of all shopping, social and leisure facilities can be found in the neighbouring towns of Sevenoaks and Orpington, as well as a wealth of excellent primary and secondary schools.

Beautifully presented throughout and packed full of character features including exposed ceiling and wall timbers, wooden floorboards, lever latch doors and the wood burner stove, the well planned accommodation boasts a quality of finish and level of detail rarely seen. The property currently comprises an open plan feel across the ground floor, from the entrance hall through to the homely sitting room, dining room and superbly appointed kitchen. There is a separate study with utility area and ground floor wc off, while the first floor landing provides access to three double bedrooms and the family shower room. Externally the property boasts a double detached garage with an array of additional storage outbuildings, a wonderfully private garden with sunny aspect and two driveways providing secure parking for seven cars. Your internal viewing comes highly recommended in order to fully appreciate all this wonderfully comprehensive home has to offer.

## Orchard Grove Knockholt Road

Halstead, Sevenoaks, Kent, TN14 7EU Freehold



Guide Price £820,000

### **ENTRANCE HALL**

Front entrance door with glazed insert, open plan hallway has stairs ascending to first floor landing, with access to both the sitting room and dining room.

### **SITTING ROOM**

Packed with character features, the sitting room has a bayed window to front complete with bespoke window shutters, double radiator, beamed ceiling with inset downlighting, fitted carpet and an inset wood burner stove with slate hearth and bressumer beam over as the focal point for the room. There is also built in storage and display to each chimney breast recess.

### **DINING ROOM**

Bayed window to front matching that of the sitting room (also with bespoke window shutters), radiator, feature exposed ceiling and wall timbers, exposed wooden floorboards. Provides open plan access to the kitchen.

### **KITCHEN**

Superb kitchen is generously proportioned and has double glazed windows to side and rear providing a delightful aspect over the rear garden. Contemporary style tall radiator, beamed ceiling with inset downlighting, continuation of the exposed wooden floorboards. The kitchen boasts an extensive series of matching base units set with marble worktops and ornately tiled upstands. Inset butler style sink, space for range style cooker, space for twin under counter fridge units and plumbing for dishwasher. Lever latch door provides access to the study/utility room.

### **STUDY/UTILITY ROOM**

Double glazed window to front with bespoke window shutters, double radiator, quarry tiled floor and part vaulted ceiling with access hatch to loft storage area. Wall mounted boiler, space and plumbing for washing machine/tumbler dryer, part glazed rear door to garden and hand crafted wooden desktop for the study.

### **GROUND FLOOR WC**

Opaque double glazed window to rear, continuation of quarry tiled floor, exposed ceiling timbers, inset downlight and low level wc.

### **FIRST FLOOR LANDING**

Wood clad ceiling with inset downlighting, fitted carpet and lever latch doors to all rooms.

### **BEDROOM ONE**

Spacious double bedroom is dual aspect with double glazed window to front (including bespoke window shutters) and rear. Double radiator, timber clad ceiling and feature wall with exposed timber joist, wall lighting, fitted carpet, lever latch door to overstairs storage cupboard, further built in wardrobe with curtain and hand crafted wooden dressing table.

### **BEDROOM TWO**

Double bedroom has double glazed window to rear with delightful garden aspect, double radiator, fitted carpet, access hatch to loft and feature exposed ceiling timbers.

### **BEDROOM THREE**

Double bedroom has double glazed window to front with bespoke window shutters, radiator, wall lights, fitted carpet, timber clad ceiling with access hatch to loft, lever latch door to overstairs storage closet and further built in double wardrobe.

### **SHOWER ROOM**

Opaque double glazed window to rear, feature ceiling and wall timbers, inset downlighting, wood effect flooring, period style radiator/towel rail, feature wood panelling to walls, suite comprising oversized step in shower cubicle with fully tiled surround, low level wc and circular wash basin set on rustic table with storage drawer beneath.

### **PARKING**

To the right hand side of the property there is gravelled driveway parking for up to five cars, set behind the electrically operated five bar gate. To the left hand side of the property there is a second driveway providing additional parking for a further two cars, as well as access to the double garage.

### **DOUBLE DETACHED GARAGE**

Barn style doors to front, power and light connected, windows to side and courtesy door to side provides direct access to the garden.

### **STORAGE OUTBUILDINGS**

Attached at the rear of the double garage, there are a pair of storage outbuildings, with power and light connected, as well as open log store/general store.

### **GARDEN**

Set within a neatly fenced perimeter, the delightful gardens are mainly laid to lawn and a genuine feature of the home. There is an extensive L shaped paved patio terrace which is partially covered (across the rear of the property) providing a superb area in which to sit out and entertain, whatever the weather.

### **OTHER INFORMATION**

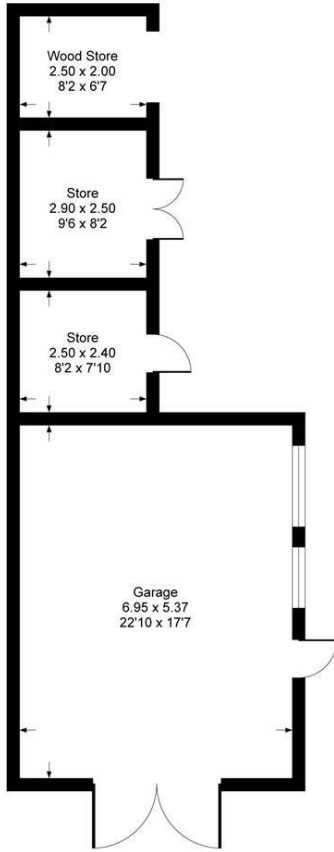
Council Tax - Band E.  
Tenure - Freehold.



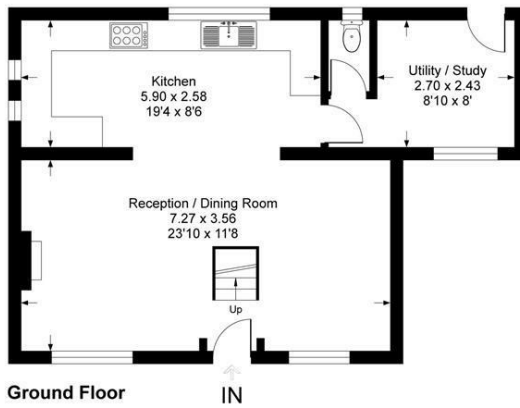


## Knockholt Road, TN14

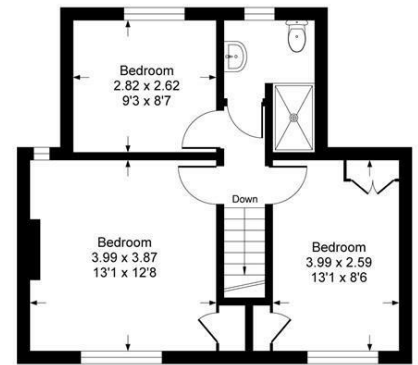
Approximate Gross Internal Area = 94 sq m / 1010 sq ft  
 Approximate Garage Internal Area = 37 sq m / 402 sq ft  
 Approximate Outbuildings Internal Area = 18 sq m / 197 sq ft  
 Approximate Total Internal Area = 149 sq m / 1609 sq ft



Garden Extends To  
22.8 x 20.1  
74.80 x 65.94



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced by Planpix

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