



This stunning three bedroom detached character home, located in the heart of Knockholt, has been thoroughly re-imagined by the present owner and now exhibits a level of fit and finish, as well as a depth of detail rarely evident in the marketplace. This desirable village location benefits from doorstep amenities including the village shop and two local pubs, as well as the highly regarded primary school, garden centre and mainline rail station with links to London Bridge / Charing Cross. A wider array of all facilities, including additional fast rail links to London are available in the neighbouring towns of Sevenoaks and Orpington, as are a wider array of all shopping, social and educational facilities.

Internally the property is superbly appointed and detailed with a wealth of character charm and modern convenience working harmoniously together throughout the property. The generously proportioned accommodation comprises four separate reception rooms with the addition of a centrepiece kitchen / breakfast room with utility area and ground floor WC. To the first floor there are three bedrooms, a luxuriously appointed bathroom and separate shower room. Additional benefits include the storage cellar, secure driveway parking for two / three cars and a beautifully landscaped garden with feature open sided barn. Your internal viewing comes highly recommended in order to fully appreciate all this superb home has to offer and its wonderful village location.

Main Road

Knockholt Pound, Sevenoaks, Kent, TN14 7JD Freehold



Guide Price £899,995

ENTRANCE RECEPTION

Creating a wonderful first impression, the entrance reception is dual aspect with double glazed windows to both the front and side, two period style radiators, engineered oak flooring, exposed and painted ceiling timbers, alarm / media cupboard, part glazed door providing access to the dining room as well as open access through to the sitting room.

SITTING ROOM

Dual aspect sitting room has double glazed windows to both front and side, two period style radiators, engineered oak flooring, inset downlighting, TV aerial lead (for wall mounted TV) and feature wood burner stove to the corner of the room. Doorway provides access through to the family room.

FAMILY ROOM

Double glazed window to side, period style radiator, engineered oak flooring, TV aerial lead (for wall mounted TV). Door to ground floor WC and access to both the dining room as well as the superb kitchen / breakfast room.

DINING ROOM

Double glazed window to rear with garden aspect, period style radiator, pendant lighting, engineered oak flooring, staircase ascending to first floor as well as staircase descending to cellar.

KITCHEN / BREAKFAST ROOM

Stunning kitchen / breakfast room is a spacious dual aspect centerpiece for the property and is dual aspect with double glazed windows to side accompanying the matching door to side and French doors to the rear, all of which provide direct access to the landscaped garden. Twin roof lanterns, inset downlighting, Luxair extraction, attractively tiled floor (with underfloor heating) and localised wall tiling. The extensive series of built in kitchen base units are of sleek and contemporary design and come complete with Corian work surfaces and twin inset stainless steel sink units. The full suite of integrated appliances includes twin AEG ovens with both a four ring induction style hob as well as a two ring gas hob, under counter Liebherr fridge and freezer units, Bosch dishwasher and twin wine coolers. Access through to the utility area.

UTILITY AREA

Double glazed door to rear and garden, heated towel rail, continuation of the attractively tiled floor (with underfloor heating), inset downlighting with motion detector, space and plumbing for washing machine beneath work surface top with inset sink unit, tiled splash back and display shelving over.

GROUND FLOOR WC

Attractively tiled floor (with underfloor heating), sensor lighting, contemporary white suite comprising concealed flush WC and wall mounted wash basin with floor to ceiling feature tiled splash back.

FIRST FLOOR LANDING

Contemporary style radiator, inset downlighting, engineered oak flooring, access hatch to loft storage area and doors to all rooms.

BEDROOM ONE

Double bedroom with double glazed window to front, contemporary style radiator, inset downlighting, engineered oak flooring and TV aerial lead (for wall mounted TV).

BEDROOM TWO

Double bedroom with double glazed window to front, contemporary style radiator, inset downlighting, engineered oak flooring and TV aerial lead (for wall mounted TV).

BEDROOM THREE

Double bedroom with double glazed window to rear, contemporary style radiator, pendant light and engineered oak flooring.

BATHROOM

Luxuriously appointed bathroom has double glazed window to rear (with integrated blind) and electric Velux window, inset downlighting with integrated stereo speaker, heated towel rail, attractively tiled floor (with underfloor heating) and predominantly tiled walls to match. Integrated AquaVision TV / mirror, contemporary suite comprising free standing bathtub and statement sink unit as well as concealed flush WC.

SHOWER ROOM

Electric Velux window, heated towel rail, inset downlighting, attractively tiled floor (with underfloor heating), fully tiled walls to compliment, contemporary suite with black detailing comprises open fronted walk in shower cubicle with both Aqualisa rainforest shower head and hand held shower attachment, close coupled WC and wash basin with integrated storage unit beneath.

CELLAR

Converted storage cellar has 6ft head height with inset downlighting, heat recovery extractor fan, attractive wood flooring, series of built in base units for storage with worktop over.

DRIVEWAY PARKING

Driveway to the rear of the property is accessed via Pound Lane and provides secure nose -to-tail parking for two to three cars with driveway lighting.

GARDEN

Beautifully landscaped and maintained, the garden is a truly salient feature of the property and comes complete with an open sided oak barn with tiled terrace providing a superb space for sitting out and entertaining. The garden is designed to be aesthetically pleasing and easy to maintain with a two section decked terrace with well stocked flower and shrub beds, a storage shed to the foot of the garden is accompanied by the gardener's WC (with concealed flush WC and feature wash basin in rustic granite). There is access from the foot of the garden to the driveway parking area and side access leading to the front garden. There are a wealth of exterior power points, courtesy lighting and external water supply throughout the garden.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band E





Approximate Area = 161.8 sq m / 1,742 sq ft
 WC = 2.1 sq m / 22 sq ft
 Total = 163.9 sq m / 1,764 sq ft (Excluding Barn Cover)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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