



£1,000,000 **Freehold**

Beautifully presented detached family home set in large private and mature gardens with separate old stable storage and separate office.



**Ashen Grove Road, Knatts Valley,
Sevenoaks**



Bedrooms: 5



Bathrooms: 3



Receptions: 2

- Chain free
- Garden studio
- Council tax band G
- Ample driveway parking
- Double garage

Beautifully presented detached family home set in large private and mature gardens with separate old stable storage and separate office. Located in semi-rural position a short drive of Otford train station (Victoria line), St Michaels school and Otford village.

The property comprises an entrance hall, large reception with full glass bi folding doors to 2 sides and giving access to decking areas and the gardens. Dining room with fitted cupboards. Kitchen with island and breakfast bar. Separate utility room. Family room/bedroom 5. 3 double bedrooms, one with ensuite shower. Family bathroom with shower and screen over bath.

Stairs up to master bedroom with ensuite bathroom with shower attachment and Jacuzzi bath.

The property has an in/out driveway leading to a double garage and ample parking to the front. Rear gardens with several seating areas, large lawn, additional storage and office building.

LOCAL AUTHORITY - Sevenoaks District Council - Tax band G

Mains gas/electricity/water/sewage

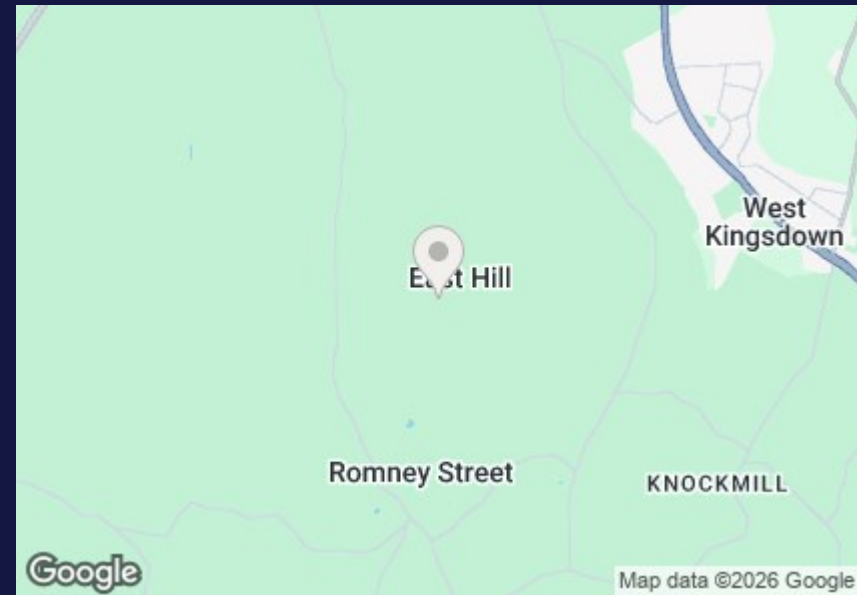
Heating: LPG gas

Local Authority: Sevenoaks District Council

Council Tax Band: G

Tenure: Freehold



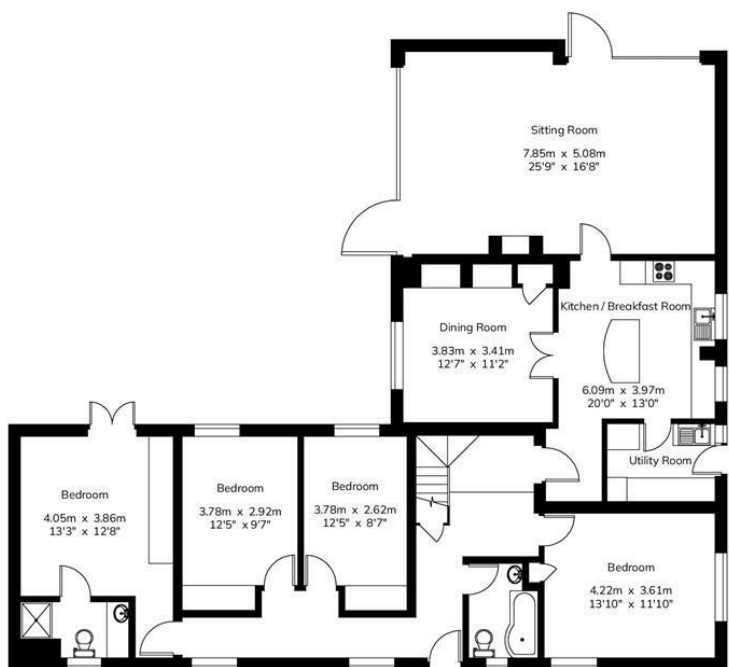


Coming northbound along E Hill Road, turn left into Ashen Grove Road. The property is located approximately 0.2 miles along the road on the right hand side. There is an in/out driveway with ample parking.

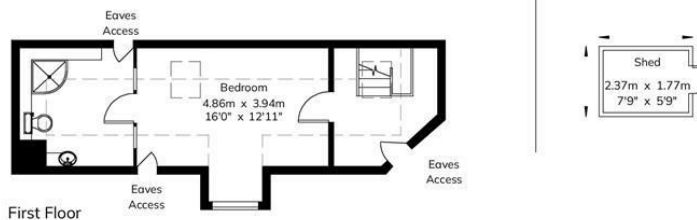
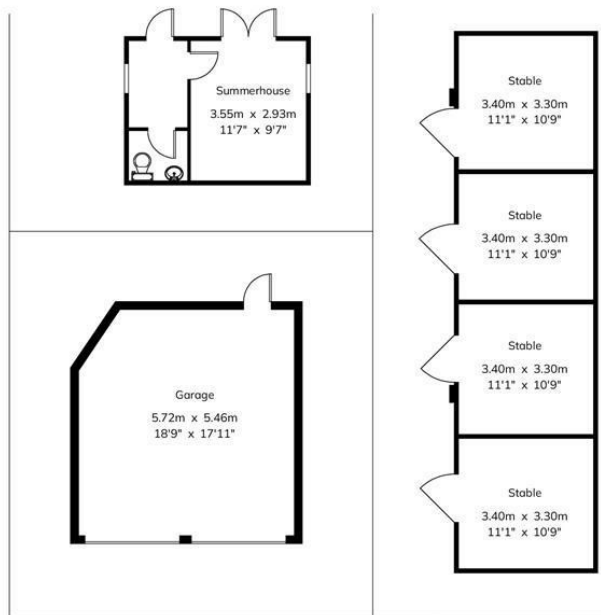


The Oaks

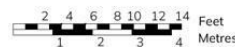
House - Gross Internal Area : 206.1 sq.m (2218 sq.ft.)
 Outbuildings - Gross Internal Area : 92.5 sq.m (995 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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