



## Pastilla, Shoreham Lane, Halstead, Kent, TN14 7DB

Nestled in the charming village of Halstead, Sevenoaks, this delightful detached four-bedroom house on Shoreham Lane offers a perfect blend of comfort and convenience. With spacious lounge/diner, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen is complemented by a utility room, ensuring practicality for everyday living, while a convenient downstairs toilet adds to the home's functionality. The four generously sized bedrooms provide a peaceful retreat, making it ideal for families or those seeking extra space. The family bathroom cater to the needs of a busy household, ensuring that morning routines run smoothly. Set in a picturesque village location, residents will enjoy the convenience of a local shop and the beauty of nearby country walks, perfect for leisurely strolls or invigorating hikes. For those who commute, Knockholt Station is conveniently located less than 1.5 miles away, providing easy access to London and beyond. Additionally, the property features a garage, offering extra storage space and off street parking. This home is not just a place to live; it is a lifestyle choice, combining the tranquillity of village life with the accessibility of urban amenities. This is a wonderful opportunity to acquire a family home in a sought-after area, where comfort and community come together beautifully.

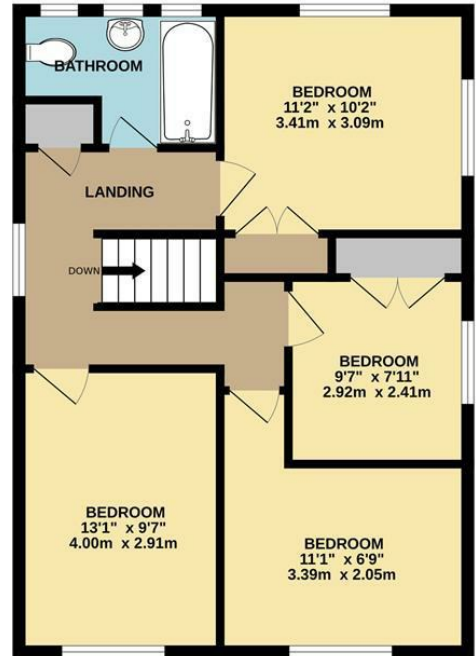
- Detached four bedroom house
- Garage and off street parking
- Utility and downstairs toilet
- Popular village location
- Close to shops, pubs and country walks
- Under 1.5 miles to Knockholt station
- Council tax F
- EPC to be confirmed

**£750,000**

GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |