



SCOTTS LODGE

Knockholt, Kent



A SUBSTANTIAL SIX BEDROOM HOME NEAR SEVENOAKS

With over 5,000 sq ft of living space, set in 4 acres with paddocks, pool, tennis court, annexe, stables and beautifully landscaped gardens.

Summary of accommodation

Ground Floor: Entrance hall | Dining room | Drawing room | Kitchen/breakfast room | Family room | Laundry room | WC | Study | Conservatory

First Floor: Principal bedroom with dressing room and en suite bathroom | Five further Bedrooms | Bathroom | Separate WC

Outbuildings: Games room | Gym | Shower room | Garaging | Stabling | Feed room | Tack room

In all about 4 acres

Distances: Sevenoaks 6.9 miles (27 mins to London Bridge), Tunbridge Wells 19.7 miles
Gatwick 25 miles, Central London 32 miles, Heathrow 44.8 miles
(All distances and times are approximate)



SCOTTS LODGE

Nestled in the picturesque countryside near Sevenoaks, Scotts Lodge is a substantial family home offering over 5,000 sq ft of well-appointed accommodation, set within just under four acres of beautifully landscaped gardens, paddocks, and extensive leisure facilities.

The ground floor is arranged to provide flexible, light-filled living space, with a welcoming entrance hall leading through to a bespoke kitchen and breakfast area, adjoining a relaxed family room. A formal dining room and elegant drawing room offer ideal entertaining spaces, while a conservatory provides a tranquil spot to enjoy views over the gardens. A separate study, utility room, and downstairs cloakroom/WC complete the ground floor.

Upstairs, the principal bedroom suite features a generous dressing room and en suite bathroom, while five further double bedrooms share a large family bathroom.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
House, Annexe & Garage: 531.0 sq.m (5716 sq.ft.)
Outbuildings: 80.1 sq.m (862 sq.ft.)

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.



Outside, the gardens and grounds are a true standout feature, with formal landscaped areas, patios for outside entertaining, a vegetable garden, glasshouse, swimming pool and tennis court are set against a backdrop of open paddocks.



The extensive outbuildings include a self-contained annexe, currently used a gym and games room that also benefits from a shower room. An attached double garage, three stables with feed and tack rooms further garaging and garden stores make Scotts Lodge ideal for family life, entertaining and equestrian interests alike.

LOCATION

Situated on the outskirts of Sevenoaks, the property is well served with a several shops and businesses, village hall and pubs. More extensive shopping facilities can be found in the nearby towns of Sevenoaks, Orpington and Tunbridge Wells. Scotts Lodge is also a stone's throw away from the North Downs Way, an Area of Outstanding Natural Beauty, offering a variety of scenic walking and cycling routes.

The property benefits from its own "Scotts Lodge" London Transport bus stop (R5/R10) as well as having excellent road and rail links from the M25, A21 and A22 which provide easy access to London, the south coast and Heathrow and Gatwick international airports. Mainline rail services to London Charing Cross operate from Knockholt station. Direct services also operate from Chelsfield, Orpington and Sevenoaks to both London Bridge and London Charing Cross.

PROPERTY INFORMATION

Tenure: Freehold

Local Authority: Sevenoaks District Council

Council Tax: Band H

EPC rating: C

What3words: ///monday.ruby.sends



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