

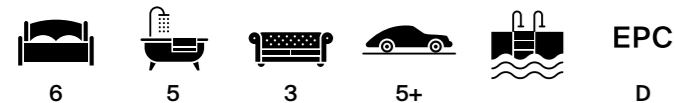


Meadows, Rushmore Hill, Knockholt, Sevenoaks



An elegant family home of approximately 5500 sq ft set in 1.8 acres of **wonderfully tended gardens with a swimming pool** and potential scope for additional development

Meadows is located on popular Rushmore Hill just outside Sevenoaks and within easy reach of local amenities, schools and transport links. This immaculately presented family home is beautifully interior designed by Chelsea House Interiors. The property sits in the middle of its grounds and enjoys wonderful garden views from all its rooms. Whilst the main house covers approximately 5500 sq ft, there is also a wide opportunity for further accommodation, through existing permitted development rights for two additional buildings, potentially covering some 1200 sq ft of additional space. The house is approached via a long-gravelled drive, through a pair of wrought iron security gates, winds itself in front of the house past an impressive Italianate marble fountain in the front garden and round to a large parking area and turning circle with access to the double garage with gardener's WC and swimming pool changing area.



Tenure	Local Authority	Council Tax
Freehold	Sevenoaks District Council	Band H





The front door to the property opens into a light and bright entrance hallway which merges into a grand living space; holding enough room for formal dining, elegant reception room and attached sun room with wonderful views across the gardens. A well sited office room also sits on the ground floor with hand crafted fitted oak cupboards and shelves by Chamber Furniture whilst a guest WC completes the immediate ensemble at the heart of the house.

The kitchen/breakfast room by Scottwood of Nottingham with bespoke hand-made and painted kitchen furniture and granite worktops provides access out into the patio through a pair of French doors and links the main living space with the north side of the house which incorporates a utility room and additional family room, excellent as a playroom/craft room or family snug. There is also some excellent additional living space on the ground floor, ideal either as a continuation of the main portion of reception space or as a stand-alone annex living space, comprising of a well sized living room together with a large double bedroom and en suite shower room. This could easily be converted into a separate annex living space; ideal for multi-generational living or live-in help/nanny.





On the first floor, accessed by a staircase from the entrance hallway, a well-lit landing provides access to the bedrooms where a master bedroom suite enjoys dual aspect views over the garden, both east and west and provides an extensive selection of cupboard/storage space together with an ensuite bathroom by Sottini with separate bath and shower. Alongside the master suite there sits two additional double bedrooms, both with en suite facilities and with charming garden views. A further double bedroom with accompanying washroom and 5th bedroom set as a nursery room/ additional study share the family bathroom. All of the rooms contain ample storage and there is extensive loft storage in addition to the cupboard space in the bedrooms.



Outside, the well-manicured gardens cover 1.8 acres and accessed from both the kitchen and the annex, sits a large patio, perfect for outdoor dining and entertaining. A pathway from the patio leads to an outdoor heated swimming pool (10m in length) which sits in a perfect position for the sun, alongside an additional sun deck and surrounded by mature beds and plantings.

Services

Mains gas, electricity, water and drainage.

Location

The property is located on sought after Rushmore Hill, in an "Area of Outstanding Natural Beauty" within easy reach of London and is well placed for local amenities with the small village of Knockholt on the doorstep and the larger conurbations of Sevenoaks to the south and Orpington to the north providing a wide range of shopping and transport options. Transport links abound with Knockholt Station (1.3 miles and 44 minutes to Charing Cross) Chelsfield (2 miles and 41 minutes to Charing Cross), Orpington (25 minutes to Charing Cross and 15 minutes to London Bridge) close at hand with additional links from Sevenoaks (33 minutes to Charing Cross and 22 minutes to London Bridge) an easy drive away.

The area is well known for its excellent schools from local village primary schools to the excellent range of Grammar Schools, for example:Knole Academy, The Judd School, Newstead Wood Girls School, Tonbridge Grammar School and St. Olaves Grammar School, together with a wide range of excellent preparatory and secondary private schools including Sevenoaks School, Tonbridge, Bromley High School for Girls, The New Beacon, Sevenoaks Prep School, Radnor House, St. Michaels, Russell House and Walthamstow Hall for girls as a few examples. The house is ideally located for the wider road network with the M26/M20 providing easy access to the Channel ports whilst the M25 (junction 4) gives good links to the airports at Gatwick, Heathrow and Stansted (via the M11) together with London and the wider UK motorway network.



Approximate Gross Internal Floor Area

House: 4,938 sq ft / 458.8 sq m

Garage: 485 sq ft / 45.0 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs dated xxxxxxxx 20xx.

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