



Archfields Knockholt Road, Halstead, Sevenoaks, TN14 7ET

Guide Price £1,250,000 - £1,350,000

Jack Charles
Estate Agents

Sales & Lettings

Archfields Knockholt Road, Halstead, Sevenoaks, TN14 7ET

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

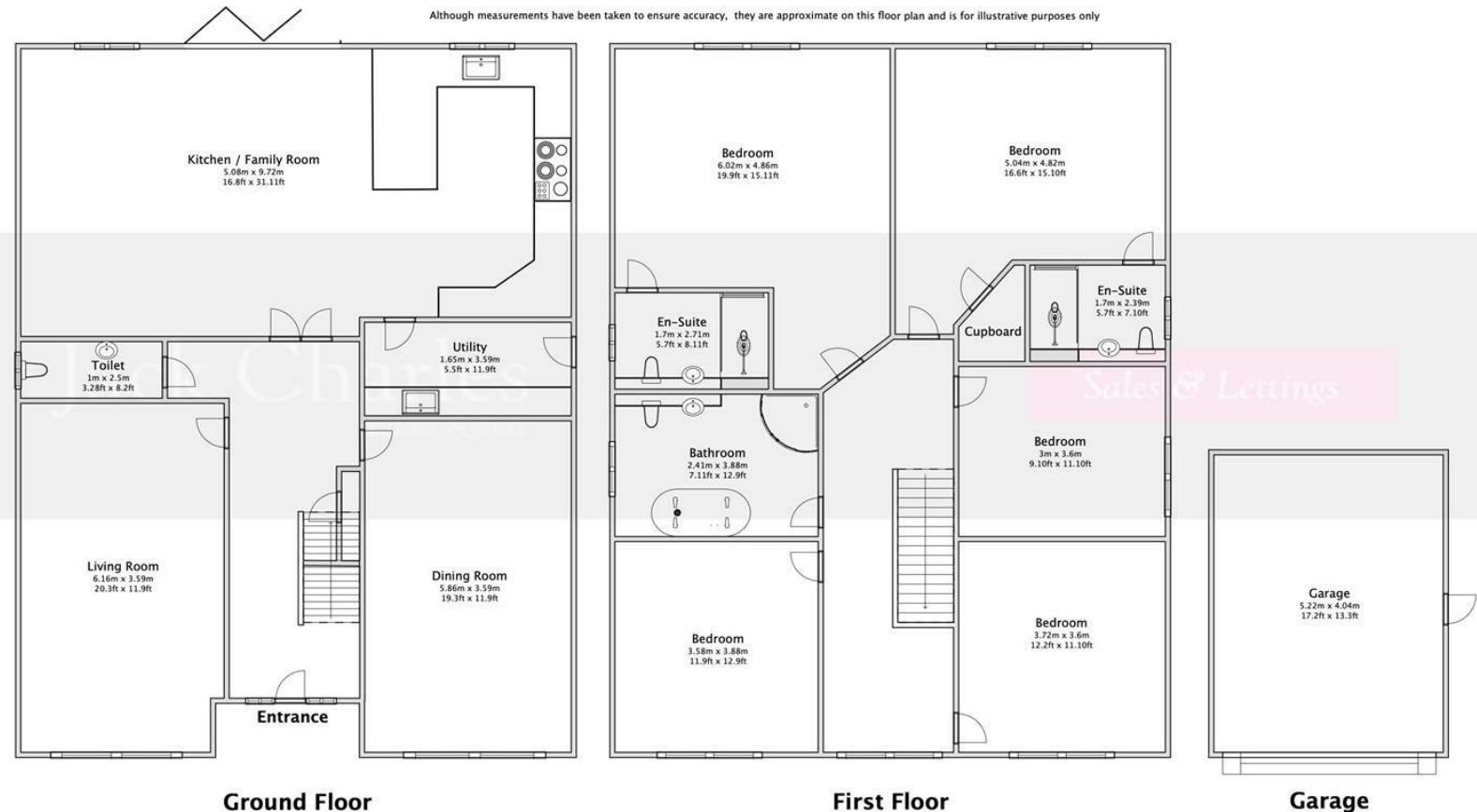
- Individually designed five bedroom detached family home
- Set behind electronically operated gates
- NO FORWARD CHAIN
- Over 2,800 sq ft of beautifully appointed accommodation
- Underfloor heating throughout the ground floor
- Two reception rooms and stunning open plan kitchen/dining room
- Five bedrooms, including two with en suite facilities
- Detached garage with EV charging point
- Landscaped rear garden extending to approximately 163 ft
- Ample driveway parking and excellent family living space throughout

Archfields

Approximate total internal area:
242.9m² (2615 sqft)

Approximate total internal area inc Garage:
264m² (2842 sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



Jack Charles
Estate Agents

Sales & Lettings

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Important Notice:

These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold
Guide Price £1,250,000 - £1,350,000 Jack Charles are delighted to offer this outstanding five bedroom detached family home, occupying a secluded position behind electronically operated gates in the heart of the highly desirable village of Halstead.

Constructed to an exacting specification for the current owners, this impressive residence extends to over 2,800 sq ft of beautifully appointed accommodation, thoughtfully designed to provide the perfect balance of family living and entertaining space.

The ground floor is centred around a welcoming entrance hall and benefits from underfloor heating throughout. Accommodation comprises a cloakroom/WC, two versatile reception rooms and a magnificent open plan kitchen/dining room, forming the true heart of the home. The contemporary kitchen is fitted with matt finish cabinetry, integrated appliances and a range cooker, whilst a separate utility room provides additional practicality.

To the first floor, a spacious landing is flooded with natural light from a striking arched feature window, complemented by a vaulted ceiling that creates a wonderful sense of space and an impressive architectural focal point. There are five generously sized bedrooms, including two with en suite facilities, together with a beautifully appointed family bathroom. One of the bedrooms is currently utilised as a home office, offering flexibility for modern working arrangements.

Outside, the property is approached via a long gravel driveway providing extensive off road parking and access to a detached garage with EV charging point. The landscaped frontage is enhanced by mature planting, whilst the rear garden is a particular feature of the home. A generous paved terrace spans the width of the property, leading onto a beautifully maintained garden extending to approximately 163 ft, creating an exceptional space for outdoor entertaining, relaxation and family enjoyment.

Location
Halstead is a highly sought after Kent village, renowned for its strong sense of community, picturesque surroundings and convenient access to nearby towns. The village has a well stocked village shop and a well regarded primary school, all contributing to its enduring appeal for families and professionals alike.

Surrounded by beautiful countryside and numerous walking routes, Halstead provides the perfect balance of rural living and everyday convenience. The nearby town of Sevenoaks offers an extensive range of shopping, leisure and dining facilities, together with fast and frequent rail services to London, making the village particularly popular with commuters.

The area is also well served by an excellent selection of highly regarded state, grammar and independent schools, further enhancing its reputation as one of the most desirable villages in the Sevenoaks district.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

