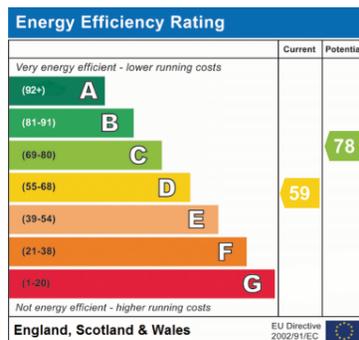
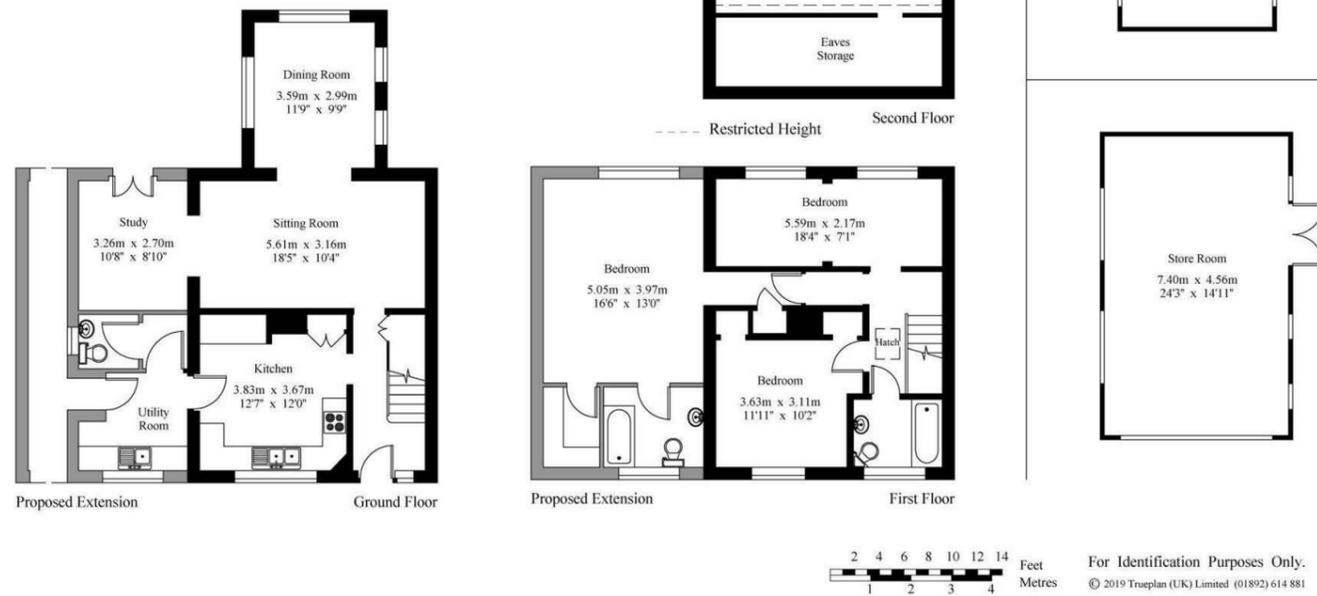


## 1 Holly Bush Cottages

House - Gross Internal Area : 92.1 sq.m (991 sq.ft.)  
(Excluding Attic Room)  
Proposed Extension - Gross Internal Area : 46.8 sq.m (503 sq.ft.)  
Total - Gross Internal Area : 138.9 sq.m (1495 sq.ft.)



## 1 HOLLY BUSH COTTAGES, HOLMESDALE ROAD, SEVENOAKS, KENT TN13 3XN

This semi-detached property boasts a great deal of potential, and would make an ideal family home once completed. Currently having two bedrooms, one bathroom, a kitchen, two reception rooms and a newly renovated attic room, the completion of the current extension would provide an additional main bedroom with an en-suite, study and utility room. One could alter the layout to suit their own needs, and utilise the workshops in the rear garden as a home office, playroom, gym or studio - the possibilities are endless!

Great opportunity ■ Peaceful location, ideal for schools and town ■ Potential for an amazing family home ■ End of cul-de-sac ■ Semi-detached ■ Project ■ Planning permission granted and works started ■ Two storey side extension 03/00940/FUL ■ Building materials to assist completion on site ■ Outbuildings with light and power

**PRICE: £525,000 FREEHOLD**



## SITUATION

Located in highly sought after area, quiet and peaceful cul-de-sac, within walking distance to Sevenoaks town centre which provides varied shopping, swimming pool complex, fitness centre and library. The mainline train station is approximately 1 mile away, providing a fast service to London in as little as 22 minutes. Directly next to the property is Hollybush recreation area, with playground, café and tennis and hockey, as well as providing a short cut into town. Historic Knole House with its 1,000 acre deer park is easily reached and provides tranquil walking. There are many other recreational facilities in the area including golf at Wildernesse, Knole Park and Nizels. Access to the M25/M20/M2/A21 is a short drive away at junction 5 of the Chevening interchange.

## DIRECTIONS

From Sevenoaks High Street head in a northerly direction and take a right turn into Seal Hollow Road. Continue along this road and take the 2nd turning on the left in to Bayham Road. Continue to Serpentine Road on the left, then take another left turn into Holmesdale Road. The property is the house at the end of the cul-de-sac, on the right hand side, next to the tennis courts and recreation ground.

## FRONT GARDEN



From an elevated position, the front garden is entered through a wooden gate and presents various flowers and shrubs, an area of lawn and a pathway to the front door as well as around the side of the property. This unique and peaceful location provides views out to the recreation ground.

## GROUND FLOOR

### ENTRANCE HALL

There is an obscure glass double glazed window and glazed panel door to the front. Stripped wooden floor, stripped wooden stairs up, openings to the kitchen and sitting room, radiator. A large understairs cupboard with light houses the switchgear for the workshops, gas and electric meters, as well as providing a useful coat space.

## KITCHEN



12' 7" x 12' 0" (3.84m x 3.66m)

Cherry wood wall and base units, drawers and cupboards, gas hob, Stoves dual oven, extractor fan, double glazed windows to the front and door to the side where the proposed utility room in the extension would be. There is a cupboard housing Potterton system boiler which was installed approximately 8 years ago, and would be sufficient to provide for the extension as well as the existing house.

## SITTING ROOM



18' 5" x 10' 4" (5.61m x 3.15m)

Carpeted, with two radiators and a double glazed window to the side. Arched open entrance to the dining room.

## DINING ROOM

11' 9" x 9' 9" (3.58m x 2.97m)

Entered from the living room, with four double glazed windows to the rear and both sides, carpeted.

## LANDING

Wood doors to the bedrooms and bathroom, corridor leading to the proposed main bedroom in the extension. Stripped wood floor and a radiator. There is a hatch to the loft space, which has been beautifully converted into an attic room, currently accessed via a drop down ladder.

## BEDROOM 1



11' 11" x 10' 2" (3.63m x 3.10m)

Carpeted, with a double glazed window to the front, radiator and two separate wardrobe spaces with rails and shelving, one which houses the hot water tank.

## BEDROOM 2

18' 4" x 7' 1" (5.59m x 2.16m)

Two radiators, two double glazed windows to the rear looking out over the garden, stripped wooden floorboards.

## BATHROOM

Obscure double glazed window to the front, bath with overhead shower, low level WC, wall-mounted mirror and pedestal hand wash basin.

## ATTIC ROOM



18' 3" x 10' 2" (5.56m x 3.10m)

Accessed via a drop down ladder, with power and light. Wood panelling with exposed brick chimney breast, covered cold water storage tank, ample eaves storage and a double glazed window to the side, looking out to the tennis courts.

## REAR GARDEN



A delightful rear garden, with a pathway leading through to the outbuildings, brick patio, wooden fencing, flower beds with various shrubs and flowers, trees and bushes. An ideal space for outside dining and relaxing.

## OUTBUILDINGS



16' 4" x 12' 2" (4.98m x 3.71m) and 23' 3" x 14' 11" (7.09m x 4.55m)  
There are two outbuildings, both with three phase power, light, shelving and storage. Both are insulated, with 6inch concrete flooring and some double glazed, some single glazed windows. Both provide an ideal, convenient space, as a workshop, home office, studio, home gym, playroom... the possibilities are endless!

## EXTENSION

### PROPOSED EXTENSION OF 503 SQ.FT.

Planning permission granted and work started for a double-storey extension providing an additional main bedroom with en-suite and dressing space, utility room and study. The vendor advises us that the drainage has been passed, foundations and the blockworks for the ground floor completed. The vendor also advises that there are sufficient bricks on site to finish most of outer wall of the extension (approximately 10,000 and approximately 200 blocks). Could be adapted for what the purchaser requires.

Planning permission reference: 03/00940/FUL

## COUNCIL TAX: BAND D