



Approx. Gross Internal Floor Area 1507 sq. ft / 140.0 sq. m  
(Includes Garage and Lean-to)

While every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		56
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## LIMEBANK COTTAGE, STAR HILL ROAD, SEVENOAKS, KENT TN14 6HA

Dating back to 1840 with a later addition in 1994, character 4 bedroomed semi detached cottage which boasts a third of an acre plot. There is side access which leads to an incredible elevated and tiered garden which offers so much potential and the most incredible southerly views. There are quirky character features, inbuilt storage and adaptable accommodation with off street parking to front.

4 bedrooms ■ Bathroom ■ 3 reception rooms ■ Cloakroom ■ Electric radiator heating ■ Double glazing ■ Far reaching views ■ 1/3 Acre plot ■ Garage and off street parking

PRICE: GUIDE PRICE £575,000 FREEHOLD





## SITUATION

The property is on the outskirts of the village of Knockholt with its local shop, two popular pubs, village hall and church. Knockholt station which offers excellent rush hour services to central London is just 2 miles away. Bluewater shopping centre and Bromley town centre are about 15 minutes and 20 minutes drive respectively. The village lies on the North Downs surrounded by delightful green belt countryside with superb walking trails. Sevenoaks station for services on the Charing Cross line is about 5 miles away. The town of Sevenoaks with its varied facilities including shops, restaurants, library, fitness centre and swimming pool complex is about 5.7 miles away. There is access to the M25 at junction 4, Badgers Mount and also junction 5 at Chevening. There are many well regarded Primary, Grammar and Private schools in the area. The village primary school is just over one mile from the property.

## DIRECTIONS

From Sevenoaks head north down the London Road towards Riverhead. In Riverhead proceed over both roundabouts towards Dunton Green and proceed through the village. The road bends sharply left with the Rose and Crown on your right, bear left. At the roundabout go straight ahead and up Star Hill and the property can be found just past star house at the end of some properties to your right hand side.

## GROUND FLOOR

### ENTRANCE HALL



Parquet flooring, stairs to first floor, understairs storage area, doors to garage, dining room, study and rear garden, radiator, open to rear lobby and utility.

### DINING ROOM



15' 11" x 8' 5" (4.85m x 2.57m) Double glazed window to front, radiator, door to sitting room and kitchen, fireplace, parquet flooring, radiator.

### SITTING ROOM



14' 1" x 11' 11" (4.29m x 3.63m) Double glazed window to front, radiator, fireplace with wood burning stove, marble hearth and wood surround, parquet flooring.

### KITCHEN



11' 11" x 6' 4" (3.63m x 1.93m) Fitted with Shaker style wall and base units, wood worktops, butler sink unit, integrated dishwasher, larder, door to lean to with plumbing for washing machine, quarry tiled floor,

### LEAN TO

Plumbing and space for washing machine and tumble dryer. Could do with update.

### STUDY

11' 3" x 5' 1" (3.43m x 1.55m) Double glazed window to rear, radiator.

### CLOAKROOM



Low level W.C., tiled splashback, wall mounted wash hand basin, quarry tiled floor.

## FIRST FLOOR

### LANDING

Double glazed windows to rear radiator, wood block flooring.

### BEDROOM 1



13' 6" x 11' 11" (4.11m x 3.63m) Double glazed dormer window to front, radiator, built in wardrobe and storage.

### BATHROOM



White suite comprising roll top claw foot bath with over head shower, low level W.C., wall mounted wash hand basin, localised tiling, wood floors. Airing cupboard housing electric boiler and hot water tank, chrome heated towel rail, radiator, opaque double glazed window to rear.

### BEDROOM 3

12' 1" x 8' 4" (3.68m x 2.54m) Double glazed dormer window to front, radiator, built in wardrobe.

### BEDROOM 4



12' 1" x 7' 8" (3.68m x 2.34m) Double glazed dormer window to front, radiator, restored cabin bed from decommissioned ship with built in storage. wood floors, eaves storage.

### BEDROOM 2

15' 10" x 8' 2" (4.83m x 2.49m) Dormer double glazed window to front and double glazed window to rear, radiator, eaves storage, fireplace not in use.

## OUTSIDE

### FRONT GARDEN

There is block paved driveway to the front of the property with off street parking. There are steps to side pedestrian access, both neighbours have a right of access to their rear gardens. The boundary is wide enough with some groundworks required to perhaps create parking to side.

### REAR GARDEN



The garden is an incredible third of an acre it is tiered upwards and at the highest plateau the views are incredible.

### DRAINAGE

Drainage is via a shared cesspool on Little Star House Grounds and they manage it. the cost is divided by number of residents in each household of the 6 properties who share. Last cost circa £100pa

### SERVICES

The property is on mains water and electric but there is no gas supply to Star Hill.

### COUNCIL TAX BAND D £2307