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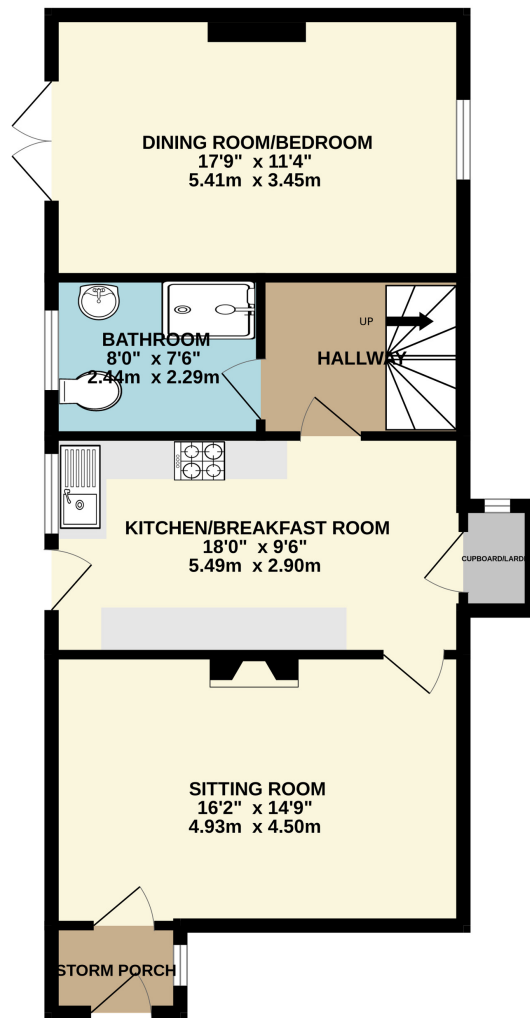
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3b Dorset Street  
Sevenoaks  
Kent TN13 1LL

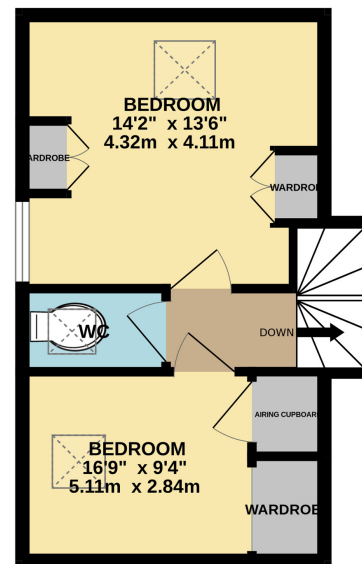
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GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## THE OLD POLICE STATION, CHEVENING LANE, KNOCKHOLT, SEVENOAKS, KENT TN14 7LB

Built in 1895 in an area of outstanding natural beauty along a peaceful no through road as a police house within the Chevening Estate. This delightful 2/3 bedroom home boasts lovely high ceiling and character feature. There is an adaptable accommodation with two good size bedrooms and cloakroom at first floor and two large receptions, spacious kitchen/dining room and bathroom ground floor. One of the bedrooms give fantastic views to North Downs and there is a charming court yard garden with summer house and steps down to a most interesting and useful cellar offering further potential.

2/3 Bedrooms ■ Second reception/ bedroom ■ Sitting Room with Victorian fireplace ■ First floor W.C. ■ Kitchen/Dining Room ■ Courtyard garden with summer house ■ Driveway to front ■ Views to North Downs ■ Cellar with potential ■ No Chain

PRICE: £485,000 FREEHOLD



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## SITUATION

The property is situated close to the centre of this desirable quiet Kentish village along a no through road in an area of outstanding natural beauty on the Chevening Estate. There is a local shop, public house/restaurant and church and it lies about 4 miles from Knockholt Station which offers excellent rush hour services to central London. The village lies on the North Downs surrounded by delightful green belt countryside with superb walking. Chelsfield and Orpington Stations are both about five miles distant and provide fast and frequent services to central London. Bluewater shopping centre and Bromley town centre are about 15 minutes and 20 minutes drive respectively. Sevenoaks station for services on the Charing Cross line is about 5 miles. The town of Sevenoaks with its varied facilities including shops, restaurants, library, fitness centre and swimming pool complex is about 5.7 miles. There is access to the M25 at junction 4, Badgers Mount and also junction 5 at Chevening.

## DIRECTIONS

From the direction of Sevenoaks, take the London Road, pass the station and continue into Riverhead. Go straight over both roundabouts, through Dunton Green, and upon reaching the Rose and Crown public house, bear left. At the roundabout go straight ahead and up Star Hill. Upon reaching Knockholt bear left (Harrow Road) turn left onto Chevening Lane and The Old Police Station can be found a little way along on your right hand side.

## GROUND FLOOR

### PORCH



4' 2" x 3' 6" (1.27m x 1.07m) Original Police Station front door and door bell, window to side, door to reception room.

### SITTING ROOM

16' 2" x 14' 9" (4.93m x 4.50m) UPVC double glazed window to front, radiator, Victorian fireplace, wall lights, door to kitchen.

### KITCHEN/DINING ROOM



18' 0" x 9' 6" (5.49m x 2.90m) Glazed window and door to side, wood fronted wall and base units with worktops over, stainless steel gas hob, integrated double oven & grill, wall mounted Worcester Bosch boiler. stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, walk in larder cupboard 6'6" x 3' door to rear lobby.

### LOBBY



7' 9" x 9' 6" (2.36m x 2.90m) Stairs to 1st floor, radiator, understairs storage, doors shower room and reception/bedroom.

### SHOWER ROOM



8' 0" x 7' 6" (2.44m x 2.29m) Opaque window to side, walk in shower cubicle, pedestal wash hand basin, low level W.C., laminate wood floor, local tiling, chrome heated towel rail.

### RECEPTION ROOM/BEDROOM



17' 9" x 11' 4" (5.41m x 3.45m) Opaque window to side, feature fireplace electric fire and gas point, French doors to garden, radiator.

## FIRST FLOOR

### LANDING

3' 3" x 3' 3" (0.99m x 0.99m)

### BEDROOM 1



16' 9" x 9' 4" (5.11m x 2.84m) Opaque window to side, velux window, radiator, eaves storage, walk in wardrobe, airing cupboard housing hot water tank.

### CLOAKROOM

Low level W.C., velux window to side.

### BEDROOM 2



14' 2" x 13' 6" (4.32m x 4.11m) Velux window to rear, window to side, eaves access, fitted wardrobes.

## OUTSIDE

### REAR GARDEN



Courtyard garden with Summer House 8' x 6'5" great space for relaxing and entertaining access to cellar.

### CELLAR

12' 7" x 6' 8" (3.84m x 2.03m) Window,

### SUMMER HOUSE



8' 0" x 6' 5" (2.44m x 1.96m) Lovely relaxing entertaining space

## COUNCIL TAX BAND A £1538

### DRAINAGE

Drainage is serviced by shared septic tank on North Downs House land which 50% split cost of circa £200pa

### FLYING FREEHOLD

The neighbouring property have a flying freeholds over the sitting room but the vendor has an indemnity policy in place to protect against any issues.