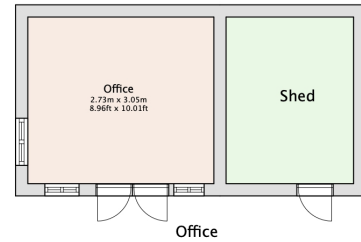


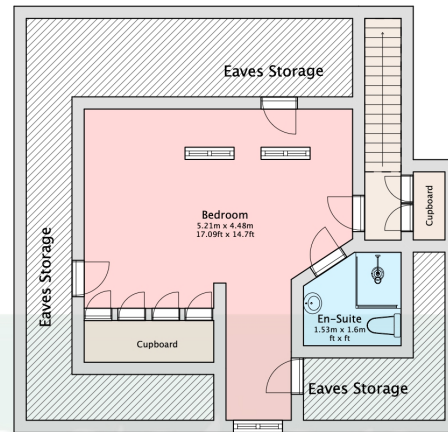
1 Arden Cottages
Approximate total internal area:
147.43m² (1586.92sqft)

Approximate total internal area inc Office:
155.76m² (1676.59sqft)

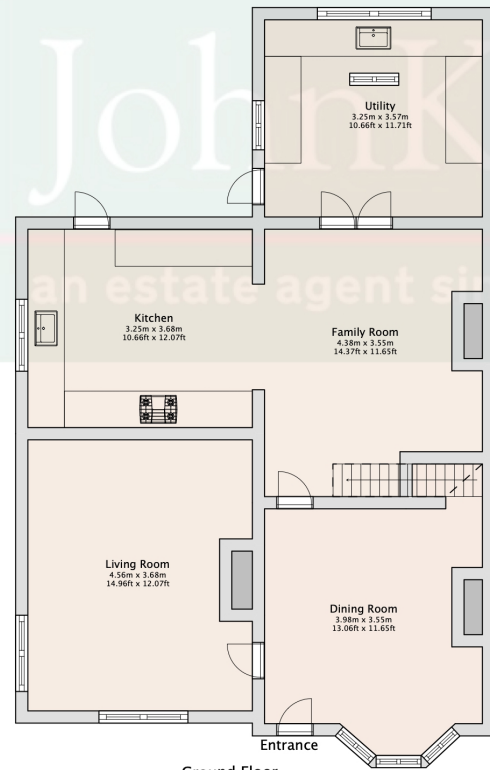
Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



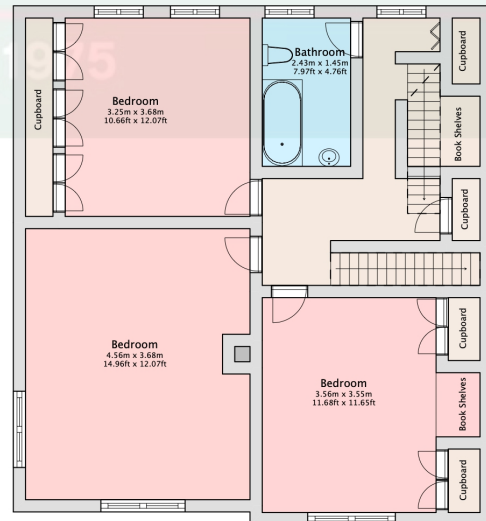
Office



2nd Floor

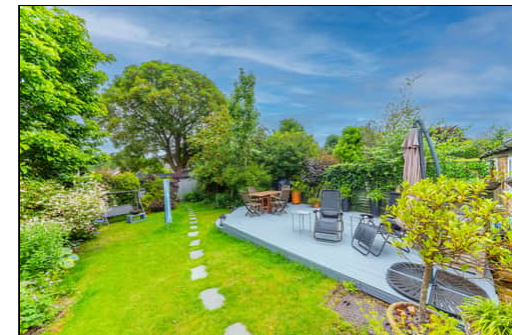


Ground Floor



1st Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 ARDEN COTTAGES HARROW ROAD, KNOCKHOLT, SEVENOAKS, KENT TN14 7JU

Built circa 1882 and improved and extended over the years to create an archetypal 4 bedroom 2 bathroom double fronted Victorian cottage that boasts well balanced, adaptable accommodation. There are three reception rooms with 2 wood burning stoves and one gas coal effect stove, a spacious kitchen and similarly spacious Utility room. There is off street parking to front for two/three vehicles and a lovely garden to rear which leads to a contemporary office outbuilding.

4 Double bedrooms ■ Ensuite to master bedroom ■ Family bathroom ■ Lounge with wood burning stove ■ Dining reception with gas fired coal effect stove ■ Sitting room with wood burning stove ■ Fitted kitchen ■ Large utility room ■ Lovely garden with outbuilding ■ Off street parking to front

PRICE: GUIDE PRICE £795,000 FREEHOLD



SITUATION

The property is situated close to the centre of the attractive Kent 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 approximately 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. At the Harrow Inn, bear left into Harrow Road and the property can be found towards the end on your right hand side.

GROUND FLOOR

DINING ROOM



13' 06" x 11' 6" (4.11m x 3.51m) Front door, semi opaque double glazed bay window to front, wood surround fireplace housing gas coal effect burning stove, radiator, wood flooring, door to lounge door to family room, stairs to first floor.

LIVING ROOM



14' 9" x 12' 07" (4.50m x 3.84m) Semi opaque double glazed window to front, radiator, brick fireplace with wood burning stove.

FAMILY ROOM



14' 4" x 11' 6" (4.37m x 3.51m) Open to kitchen, double doors to utility room, radiator with cover, brick fireplace with wooden mantle and wood burning stove.

KITCHEN



12' 07" x 10' 6" (3.84m x 3.20m) Fitted with a range of wood effect wall and base units, worktops, stainless steel cooker hood, space for range cooker and American fridge/freezer, integrated dishwasher, stainless steel circular bowl sink unit with matching drainer, pull out spice racks, opaque double glazed window to side and double glazed door to garden, open to family room.

UTILITY ROOM

10' 6" x 11' 7" (3.20m x 3.53m) Fitted with a range of wall and base units, work tops, double glazed window and door to garden.

FIRST FLOOR

LANDING

8' 3" x 5' 2" (2.51m x 1.57m) plus 9' 1" x 6' 1" (2.77m x 1.85m) Cupboard housing Worcester Bosch gas fired condensing boiler and insulated hot water tank, storage cupboard, stairs to second floor, doors to bedrooms and bathroom.

BEDROOM 1



14' 9" x 12' 07" (4.50m x 3.84m) Dual aspect semi opaque double glazed windows to front and side, radiator.

BEDROOM 2

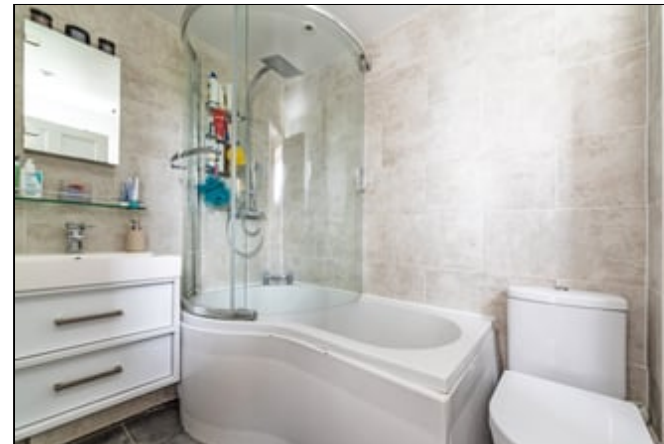


12' 07" x 10' 6" (3.84m x 3.20m) Double glazed window to rear, radiator, fitted wardrobes and shelving.

BEDROOM 3

11' 6" x 11' 6" (3.51m x 3.51m) Semi opaque double glazed window to front, radiator, fitted wardrobes and shelving, laminate wood floor.

BATHROOM



7' 9" x 4' 7" (2.36m x 1.40m) Fitted with white suite comprising of shower bath with rainfall shower and separate hand held shower, floating Vanity unit, low level W.C., heated towel rail, opaque double glazed window to rear.

SECOND FLOOR

BEDROOM 4

Double glazed dormer window to front, Velux windows to rear, fitted wardrobes, laminate wood floor, radiator.

ENSUITE

Enclosed shower cubicle, low level W.C., wall mounted vanity unit heated towel rail.

OUTSIDE

FRONT

Off street parking for two/three cars, outside power point, side pedestrian access.

REAR GARDEN



Westerly aspect approximately 50ft long with raised deck, laid to lawns with well established and stocked borders, pathway to outbuilding office, timber shed, outside lights.

OUTBUILDING OFFICE



10' 4" x 9' 3" (3.15m x 2.82m) Power and light, electric heating, fully insulated. Attached storage 9' 7" x 5' 7" (2.92m x 1.70m) with power and light. Installed circa April/May 2022

COUNCIL TAX BAND F £3283.82