





**Hillside, Shelleys Lane, Knockholt, Sevenoaks, Kent TN14 7PH
£975,000 - Freehold**



PROPERTY DESCRIPTION

This wonderful and idyllic home is tucked away on a tranquil country lane in the highly sought-after village of Knockholt, TN14. The house offers great flexibility with the number of rooms available either for use as bedrooms or reception rooms. It boasts a spacious sitting room, kitchen, dining room, garden room, bathroom, utility room/cloakroom WC, study, playroom, and a ground-floor bedroom. Ascending to the first floor, you will find three additional bedrooms and a shower room. The property also offers a private driveway with ample space for multiple vehicles and a detached double garage complete with a workshop. Nestled on approximately 1.2 acres of land, this distinctive property showcases a diverse array of plants, shrubs, trees, and even a private woodland! With the potential for improvement, expansion, or even the realisation of your dream home (subject to obtaining the necessary permissions), seize this opportunity to make this enchanting sanctuary your own! Viewings are highly encouraged to appreciate this beautiful home. Call us now for more information, we are ****Open 8 am - 8 pm 7 Days a Week****

POINTS OF INTEREST

- APPROX. 1.2 ACRE PLOT
- CHAIN FREE
- FOUR BEDROOMS PLUS STUDY
- TWO BATHROOMS PLUS CLOAKROOM W/C
- SPACIOUS LIVING AREA
- PRIVATE ANCIENT WOODLAND
- DETACHED DOUBLE GARAGE WITH WORKSHOP
- DRIVEWAY PARKING
- KNOCKHOLT STATION 4.5 MILES
- FANTASTIC BLUEBELL FLOWER IN SPRING



Approximate Gross Internal Area = 142.1 sq m / 1530 sq ft

Garage = 21.3 sq m / 230 sq ft

Outbuilding = 20.9 sq m / 226 sq ft

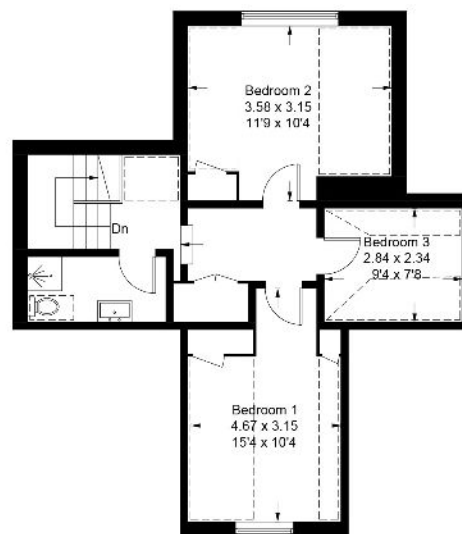
Total = 200.5 sq m / 2161 sq ft



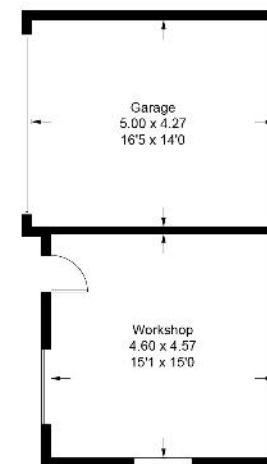
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1018181)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		36	81
England, Scotland & Wales			
EU Directive 2002/91/EC			