



Beechwood Knockholt Main Road Knockholt Sevenoaks Kent

STRUTT & PARKER

Beechwood

Main Road Knockholt
Sevenoaks Kent TN14 7LH

A delightful detached Victorian family house surrounded by farmland and located in this sought after village

Orpington mainline station 4.8 miles,
Sevenoaks mainline station 4.6 miles,
Knockholt Station 2.5 miles, Central London
21 miles, Tunbridge Wells 16 miles

Entrance hall | Reception hall
Drawing/dining room | Kitchen/breakfast room
Utility room | Cloakroom | Master bedroom
Two further bedrooms | Family bathroom

Detached double garage | Secluded front and
rear gardens

About 0.35 acres



The property

Beechwood Cottage is a delightful detached Victorian cottage with traditional red brick elevations and a weather boarded extension to the rear all under a slate roof.

Internally the house offers light and spacious family accommodation and is considered to be in excellent decorative order and well-presented throughout.

On entering through the glazed front door, engineered oak flooring is laid to the hall and reception room. The reception hall has painted wood panelling to the walls and opens to the drawing/dining room which has two sets of double doors leading to the garden and undercover terrace, ideal for outside entertaining.

The kitchen/ breakfast room is a delightful room with a superb range of painted wood framed units with integrated appliances, a Butler sink and limestone floor with underfloor heating.

There is a useful large utility room with a sink, space for washing machine and tumble dryer and plenty of storage space. A cloakroom completes the downstairs accommodation.

Upstairs are three bedrooms and a family bathroom which comprise a white suite with shower over the bath.

Location

Beechwood Cottage is situated on the edge of the sought after village of Knockholt with its local

amenities including a village shop and primary school. For more information on schools in the area please visit www.kent-pages.co.uk/education

Sevenoaks town and station offers a comprehensive range of educational, recreational and shopping facilities, together with the mainline station serving Cannon Street / London Bridge / Charing Cross in approximately 30/35 minutes.

Knockholt mainline station is approximately 2.5 miles distant offering services to London in approximately 45 minutes. For further information please visit www.nationalrail.co.uk

The M25 is easily accessible linking with the other motorway networks, Gatwick, Heathrow,

City and Stansted airports, The Channel Tunnel, Ebbsfleet and Ashford International stations and Bluewater Shopping Centre.

Location

The house is approached from the road via a timber five bar gate leading to a shingle parking, turning area and double garage. The house is screened from the road by a mature hedge.

There is an undercover terrace with steps leading to the garden which is mainly laid to lawn and enjoys fantastic views across the countryside to London.



General

Services: All main services.

Fixtures and fittings: Only those items mentioned in the sale particulars are included in the sale. Other items may be available by separate negotiation.

Local authority: Council Tax: Band 'F'.
Charge for 2016/2017 - £2,330.71.

EPC: The EPC rating for this property is 'E'.

Directions

From Sevenoaks station head north and proceed straight over four roundabouts and up Star Hill Road. At the Harrow Inn, bear left and left again onto Main Road in Knockholt Village. Continue along Main Road for approximately half a mile and Beechwood Cottage will be found on the right hand side.

Sevenoaks

15 Bank St, Sevenoaks, Kent TN13 1UW

01732 459900

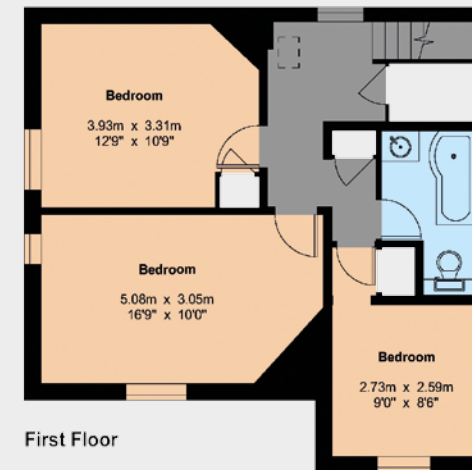
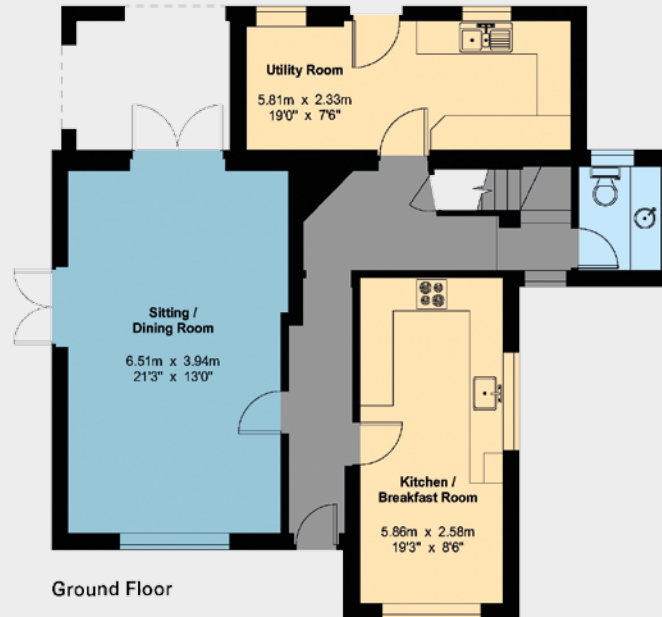
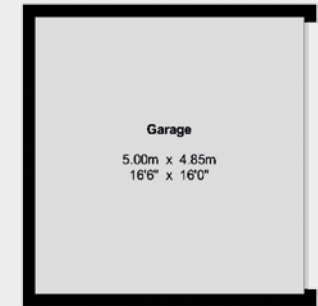
sevenoaks@struttandparker.com
struttandparker.com

55 offices across England and Scotland,
including 10 offices in Central London

Beechwood Cottage

House - Gross Internal Area : 130.4 sq.m (1403 sq.ft.)

Garage - Gross Internal Area : 24.3 sq.m (261 sq.ft.)



For Identification Purposes Only.
© 2016 Truaplan (UK) Limited (01892)614881

IMPORTANT NOTICE

Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2016. Particulars prepared May 2016.

Printed by Ravensworth B3667998/05/2016