



Hazeldene  
Halstead Lane, Knockholt

## A beautifully presented four-bedroom family home, in a popular and idyllic setting in the village of Knockholt

A highly attractive semi-detached family home with stylishly appointed accommodation and elegant fittings throughout. Set in a sought-after position in the charming village of Knockholt, moments from the village amenities and the beautiful surrounding countryside, yet within six miles of the popular town of Sevenoaks and excellent local transport connections.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DRIVEWAY**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1,819 SQ FT**



**GUIDE PRICE  
£995,000**



### The property

Hazeldene is a handsome period semi-detached home with a wealth of attractive original details, combined with stylish contemporary fittings throughout. Outside there is buff-coloured brickwork with red brick dressing and large sash windows, while inside the accommodation comprises four bedrooms and four comfortable reception rooms with a stylish elegance to the finish throughout.

At the front of the ground floor, the formal sitting room provides an appealing space in which to relax, and features ornate ceilings, a tall sash bay window, a handsome fireplace and built-in shelving and cupboard space. There is also an office or family room, while the heart of the home is the extended, open-plan kitchen and dining room at the rear. This social living and entertaining room has wooden flooring, a skylight overhead and bi-fold doors opening to the rear garden, while offering space for a large family dining table.

The kitchen itself has shaker-style fitted units, a breakfast bar and a range cooker, with an adjoining utility room providing further useful storage and space for appliances. Connecting to the dining area in an open layout, the airy snug offers additional comfortable living space, with a large skylight overhead welcoming plenty of natural light.

The first floor has three well-presented double bedrooms, each of which has built-in wardrobes, including the generous principal bedroom, which is located at the front of the first floor and benefits from a dual aspect. There are also two family shower rooms on the first floor, both of which have modern suites with floor-to-ceiling tiling and walk-in showers with rainfall shower heads. Stairs continue to the second floor, where there is a further double bedroom with built-in storage, and a single bedroom, which is ideal for use as a study.



## Outside

At the front of the property, the gravel driveway provides parking space for three vehicles, while the front gardens have well-presented box hedging.

The main gardens are found to the side of the house, where there is timber decking for al fresco dining and an outdoor kitchen with a built-in barbecue, plus an area of lawn with border fencing and hedgerows.

At the end of the gardens there is a further sunny area of decking on which to relax, as well as a versatile building providing summer house or garden office with southwest-facing bi-fold doors welcoming plenty of natural light.

## Location

Set within the peaceful North Downs countryside, the village of Knockholt offers a tranquil rural setting with convenient local amenities.

The village includes essentials such as village shop and a traditional pub, The Three Horseshoes and popular Coolings Garden Centre with cafe, alongside historic highlights including the 13th century St. Katharine's Church and extensive woodland walks within the renowned Knockholt Pound, a popular destination for nature lovers and ramblers. Sevenoaks, a short distance away, provides a comprehensive range of shops, restaurants and services,

The surrounding area offers plentiful opportunities for outdoor recreation, from scenic trails to local sports facilities, Transport connections are good, with nearby rail services at Knockholt, Chelsfield, and Shoreham providing access to central London and the wider region, while mainline services from Orpington and Sevenoaks offer faster and more frequent trains.



## Distances

- Knockholt 1.2 miles
- Chelsfield 4.3 miles
- Orpington 5 miles
- Sevenoaks 6.2 miles
- London Gatwick Airport 26 miles

## Key Locations

- Knole House and Park
- Sevenoaks Museum
- Riverhill Himalayan Gardens
- Ightham Mote
- Lullingstone Roman Villa
- Lullingstone Castle and World Garden
- Emmetts Garden
- Chartwell

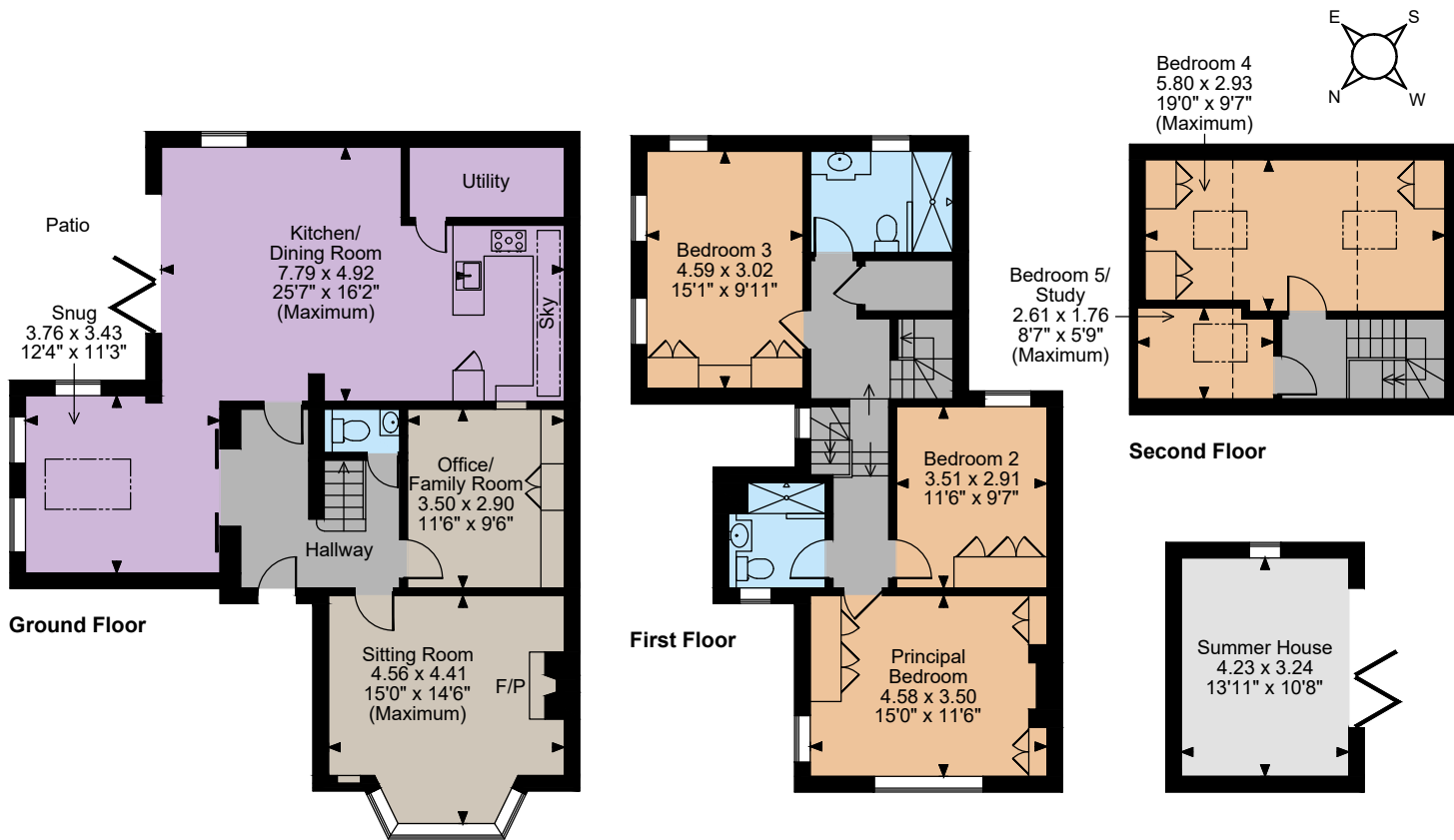
## Nearby Schools

- St. Katherine's C of E Primary School
- Superstars Pre-School, Knockholt
- The Judd School
- Tunbridge Wells Grammar Schools
- Weald of Kent Grammar School
- Knole Academy
- Sevenoaks School
- Russell House School
- St Michael's Prep School
- Radnor House Sevenoaks

## Nearby Stations

- Knockholt
- Otford
- Shoreham
- Chelsfield
- Orpington
- Sevenoaks Station





The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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### Floorplans

House internal area 1067 sq ft (183 sq m)

For identification purposes only.

### Directions

TN14 7JY

Using what3words: [///refuse.lame.trials](https://www.what3words.com/#!/refuse.lame.trials) - brings you to the driveway

### General

Local Authority: Sevenoaks District Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: E

EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

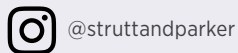
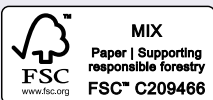
## Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com

struttandparker.com



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