



Ibbett Mosely

14, Homevale Cottages Main Road,  
Knockholt, Sevenoaks, TN14 7JE



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**A CHARMING CHARACTER COTTAGE WHICH IS PRESENTED TO A HIGH SPECIFICATION THROUGHOUT  
GUIDE PRICE £490,000**

- 3 Bedrooms
- Kitchen
- Pretty Cottage Garden
- OPEN HOUSE EVENT
- Sitting Room
- Downstairs Bathroom
- Patio & Summerhouse
- Dining Room
- Upstairs Shower Room
- Viewing Highly Recommended

A CHARMING CHARACTER COTTAGE WHICH IS PRESENTED TO A HIGH SPECIFICATION THROUGHOUT - GUIDE PRICE £490,000

### DESCRIPTION

As Sole Agents we are delighted to present this super character cottage which has been renovated through to a high specification. The accommodation is arranged over two floors with a comfortable Sitting Room on the Ground Floor leading into a good sized Dining Room which opens into a very stylish Kitchen. All three Bedrooms are arranged on the First Floor together with a Family Shower Room. In our opinion the pretty cottage garden is a true feature of this cottage. A well maintained lawn surrounded by a variety of shrubs and trees. Towards the end of the garden is a smart Summerhouse and decked patio providing a perfect location for outdoor entertaining.

### LOCATION

Knockholt is a sought-after village conveniently situated just outside of Greater London amid the

Kent countryside approximately 6 miles north of Sevenoaks. Designated as an Area of Outstanding Natural Beauty, it benefits from excellent road and rail connections to London, international airports and Channel ports, along with a fine selection of schooling in both the state and private sectors including St Katherine's CofE primary school in the village. Knockholt village itself has a local shop, public houses, an award winning garden centre and an ancient Church.

For commuters, Knockholt Station is approximately 2.4 miles away and Orpington Station 5.4 miles away. Both provide easy access to London terminals at London Bridge, Waterloo East and Charing Cross with London Victoria trains also available from Orpington. Access to the national motorway system is via the M25 junction 4, just over 4 miles away.

### LOCATION

### ENTRANCE

Through multi paned glass door into:

### SMALL PORCH

Through glazed door into:

### HALL/STAIRS

Staircase leading to first floor.

### DINING ROOM

Double glazed window to rear. Feature brick chimney breast with shelving to recess. Laminate floor. Radiator.

### KITCHEN

Double glazed window and door to rear. Comprehensive range of wall and base units with work surfaces over. Space for cooker with extractor and light over. Butler sink. Space and plumbing for washing machine, dishwasher and tumble dryer.

### FAMILY BATHROOM

Suite comprising: panelled bath, wash hand basin with sink inset, wc

### FIRST FLOOR

### BEDROOM

Georgian style double glazed window to front. Victorian fireplace. Radiator

### BEDROOM

Double glazed window to rear. Radiator.

### BEDROOM

Double glazed window to rear. Radiator

### SHOWER ROOM

Shower cubicle, wash hand basin and wc.

### OUTSIDE

### FRONT

Steps leading up to entrance.

### REAR

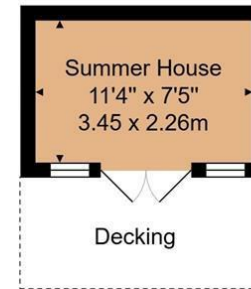
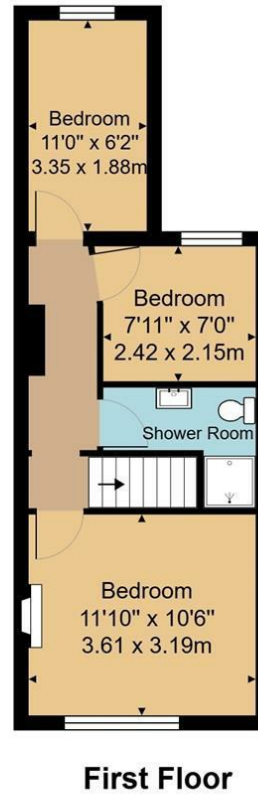
A well maintained lawn surrounded by a variety of shrubs and trees. Leading up to a raised decked patio area. Timber gate to side.

### SUMMERHOUSE

Attractive Summerhouse with double doors.



# EPC Rating- C



House Approx. Gross Internal Area  
785 sq. ft / 72.9 sq. m

Outbuilding Approx. Internal Area  
84 sq. ft / 7.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Ibbett Mosely

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