



Ibbett Mosely

South Lodge Deerleap Lane, Knockholt,
Sevenoaks, Kent, TN14 7NP £1,275,000



Robb Mosely

- Early to mid 19th-century lodge cottage with flint elevations, red-brick dressings, and rich architectural detail
- Four well-proportioned double bedrooms — All enjoying garden views, character features and excellent natural light
- Spacious principal bedroom suite — Triple-aspect bedroom with vaulted ceiling, separate dressing area, and access to an interconnecting ensuite bathroom
- Versatile reception spaces — Multiple characterful rooms including canted dining room, study, breakfast room and lounge
- Stunning large garden room, with mature fruiting grapevine, ideal for dining, relaxation and year-round entertaining
- Period features throughout — Vaulted ceilings, flagstone floors, multi-fuel burners (including a double-sided), and original timber details
- Kitchen and utility — Granite worktops, Bosch appliances and additional storage/utility room
- Spacious driveway, double garage with power and light plus a further detached workshop in rear garden
- Beautiful mature gardens — Landscaped grounds, established planting and fruit trees

PROPERTY DESCRIPTION

Ground Floor

The front door leads into a welcoming reception hallway with attractive slate flooring, covered radiator and built-in cloaks cupboard. A separate WC features a heritage wash hand basin, slate flooring and pine cabinet.

A small rear lobby/boot room off the hall, provides access to the outside, a fuseboard cupboard and internal access to the integral double garage which has an electric door, power, lighting and overhead storage.

A spacious inner hallway features stairs to the first floor with an understairs storage cupboard, fitted bookshelves and covered radiator. Double doors open into the principal sitting room which enjoys views to the rear garden and has a striking multi-fuel burner, with stone fireplace surround, as its focal point. From the hall, double doors lead to the study.

The study, in the older part of the house, offers a wealth of character including a flagstone floor, access to a cellar via a hatch and stone steps and a charming double-sided, multi-fuel burner set beneath the chimney breast.

Next to the study is a distinctive, light filled formal dining room with a triple window outlook, two traditional iron radiators, oak flooring, multi-fuel

burner and feature beams.

A comfortable breakfast room provides further access to the garden and leads directly into the well-appointed kitchen, which has slate floors throughout, a tall wall-hung radiator and a range of base and wall units, granite work surfaces, five-ring gas hob with Bosch extractor hood, Bosch oven, Bosch microwave/combi oven, integrated Bosch dishwasher and a large American style two door fridge freezer.

A separate utility room provides additional base and wall unit storage, traditional wooden worktops, a Belfast-style sink, drying rack, radiator and space for laundry appliances.

First Floor

The first floor has a spacious landing with overhead natural roof light and range of overhead storage cupboards and leads to the property's four bedrooms, a family bathroom and a walk-in boiler room/airing cupboard which houses a hot water cylinder.

The principal bedroom enjoys a semi-vaulted ceiling, two period style radiators and excellent natural light from its four windows. It links to a light and spacious dressing room area with fitted





wardrobes and shelves, period radiator and steps up to an interconnecting ensuite bathroom.

Bedroom two has a semi-vaulted ceiling to one side, two radiators, views to the rear garden and benefits from shared access to the interconnecting ensuite bathroom.

Bedroom three, which has wood panelling to two walls, radiator, and enjoys double aspect views over the gardens to the rear and side.

Bedroom four is double aspect and features semi-vaulted ceilings, traditional style radiator, oak flooring and views over the rear garden.

Both bathrooms are well-appointed with fitted modern suites, heated mirror cabinets and heated towel rails.

OUTSIDE

The property is approached via a driveway providing parking for several vehicles and access to the double garage. The gardens are a particular feature — beautifully established and thoughtfully arranged, including:

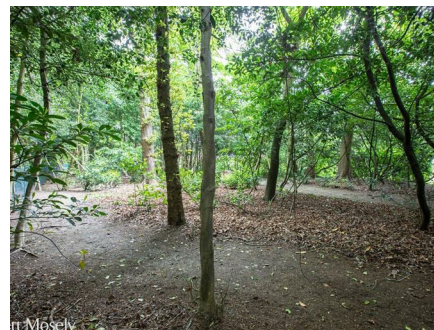
- A paved patio area ideal for entertaining
- Expanses of lawn bordered by mature shrubs and trees
- Fruit trees including apple and plum
- A small, wooded area
- Three timber sheds

A standout feature of South Lodge is the charming, spacious, garden room, with brick surround, windows overhead, and rafters with a mature fruiting grapevine — creating a perfect setting for dining, relaxation and entertaining.



A second access point to the property, via Deerleap Lane, leads through a five-bar gate to an additional driveway with space for two cars and a second detached garage/workshop with its own power supply. The workshop has the potential for further redevelopment, perhaps as ancillary annex accommodation, subject to necessary planning and building regulations.

The property enjoys a delightful setting within grounds approaching one acre.



LOCATION

Knockholt is a charming, affluent village, that is conveniently situated just outside Greater London, amid Kent countryside and just north of Sevenoaks. Designated as an Area of Outstanding Natural Beauty, it benefits from excellent road and swift rail connections to London, international airports and Channel ports, along with a fine selection of schools in both the state and private sectors. The village itself has a local shop, public houses, an award-winning garden centre and an ancient church. A more extensive selection of shops and banking facilities can be found in Sevenoaks, Orpington or Bromley. Schools include Sevenoaks, Newstead Woods, St Olave's, Combe Bank, St Katharine's Primary and Halstead Community Primary School. For commuters, Knockholt Station is just over two miles away and Orpington Station four miles away. Both provide easy access to London terminals at London Bridge, Charing Cross with Victoria trains also available from Orpington. Access to the national motorway system is via the M25 junction 4, approximately two miles away. The area is renowned for its walks and bridle paths and nearby golf clubs.

PROPERTY HISTORY

South Lodge was built in the early-to-mid 19th century as a gate lodge to the Halstead Place estate, owned by John Atkins (1760–1838), a wealthy West India merchant and former Lord Mayor of London.

AGENTS NOTE

LISTED HISTORY KNOCKHOLT 1, 5280 Deerleap Lane (East Side) South Lodge TQ 46 SE 37/618 II 2. Early-to-mid C19 lodge cottage, L-shaped with canted bays at both ends of main wing to road. 2 storeys, 2 windows. Low pitched, hipped slate roof. Flint rubble walls with red brick dressings. 2-light casement windows, with pointed heads, under segmental brick arches.

South Lodge, Deerleap Lane, Knockholt, Sevenoaks



Approximate Gross Internal Area (Excluding Outbuildings) = 224.18 sq m / 2413 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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Sevenoaks 01732 452246

EPC Rating-

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