



Ibbett Mosely

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



Robb Mosely

South Lodge is a beautifully presented and highly characterful Grade II listed early-19th century lodge cottage, showcasing an attractive blend of flint and red-brick elevations, complemented by later rendered additions and distinctive half-hanging tiles to the front façade. Set within approaching one acre of delightful mature gardens, the property offers a rare combination of period charm, privacy and versatile modernised accommodation.

PROPERTY DESCRIPTION

Ground Floor The property is entered via a front door leading into a welcoming reception hallway with attractive slate flooring, radiator with cabinet cover and built-in cloaks cupboard. A separate WC features a heritage wash hand basin, slate flooring and pine cabinet. An outer rear lobby houses a fuseboard cupboard, internal access to the integral double garage with electric door, power, lighting, and overhead storage and access to the rear garden. The spacious inner hallway features stairs to the first floor with an understairs storage cupboard, fitted book shelves and covered radiator. Double doors open into the principal sitting room, enjoying views to the rear garden, with direct access outside, and centred around a striking multi-fuel burner with stone fireplace surround. From the hall, double doors lead to the study. The older part of the house offers a wealth of character, including a flagstone floor in the study, access to a cellar via a hatch and stone steps, and a charming double-sided, multi-fuel burner set beneath the chimney breast.

The study connects to a distinctive dining room with a triple window outlook, wooden flooring, multi-fuel burner and feature beams. The breakfast room provides further access outside and leads into the well-appointed kitchen, fitted with 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 offers additional storage, traditional wooden worktops, a Belfast-style sink, drying rack, radiator and space for appliances. **First Floor** The first floor has a spacious landing with overhead natural roof light and range of overhead storage cupboards. The landing leads to four bedrooms, a 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 connects to a light and spacious dressing room area with fitted wardrobes and shelves, period radiator and

- Early-mid 19th-century lodge cottage with flint rubble 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, dressing area, and access to an interconnecting 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 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 space.
- Double garage with power and light with driveway, further detached workshop at rear
- Beautiful mature gardens — Landscaped grounds, established planting and fruit trees

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 access to the interconnecting ensuite bathroom.

Bedroom three, which has wood panelling to two walls, a 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 and wooden flooring and views over the rear garden. Both bathrooms are well-appointed with fitted 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 A standout feature is the charming garden room, with brick surround, windows, overhead, rafters with a mature fruiting grapevine — creating a perfect setting for dining, relaxation and entertaining. A secondary access, via Deerleap Lane, leads through a five-bar gate to an additional driveway and second detached double garage/workshop with its own power supply. The workshop has the potential for further redevelopment, perhaps as ancillary annex accommodation, subject to planning and building regulations.
- Ground Floor**
The property is entered via a front door leading into a welcoming reception hallway with attractive tiled flooring, radiator with cabinet cover, built-in cloaks cupboard, and a charming internal pane





window. A separate WC features a heritage wash hand basin, tiled flooring, and pine cabinet.

An outer hallway provides access to the outside, a fuse cupboard, and access to the integral double garage with electric door, power, lighting, and overhead storage.

The inner hallway is spacious and features stairs to the first floor with understairs storage, fitted shelving, and a radiator. Double doors open into the principal sitting room, enjoying views to the rear garden, with direct access outside, and centred around a striking multi-fuel burner with stone fireplace surround. Double doors lead to the study.

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

This space flows into a open distinctive canted dining room with a triple window outlook, wooden flooring, and feature beam.

The breakfast room provides further access outside and leads into the well-appointed kitchen, fitted with 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 dishwasher, and American style two door large fridge freezer.

A separate utility room offers additional storage, a Belfast-style sink, and space for appliances.

First Floor

The first floor has a spacious landing with overhead natural roof light, range of overhead storage cupboards. leading to four bedrooms with walk-in boiler room which houses the boiler and hot water cylinder.

The canted principal bedroom suite includes a dressing area with fitted wardrobes and leads with steps up to an interconnecting ensuite bathroom. The bedroom itself enjoys a triple aspect, semi- vaulted ceiling, and excellent natural light.

Bedroom four double aspect views over garden features semi- vaulted ceilings, wooden flooring and views over the garden

Bedroom two is dual aspect with semi-vaulted ceiling to one side and benefits from access to an interconnecting bathroom shared with the principal suite.

Bedroom three is panelled to two walls and enjoys double aspect views over the gardens.

There are two bathrooms, both well-appointed with fitted suites, cabinets, and heated towel rails.

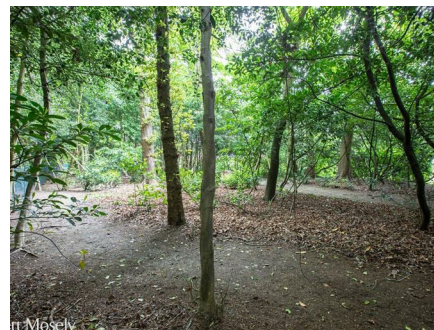
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OUTSIDE

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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 schooling 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 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 originated 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-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.

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating-

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