



£1,350,000 Freehold

**Ashgrove Cottage
Chevening Lane**

Knockholt, TN14 7LA

- EXCEPTIONAL NEWLY BUILT LUXURY HOME IN THE HEART OF KNOCKHOLT VILLAGE, ON A NO THROUGH COUNTRY LANE
- HIGH SPECIFICATION CONTEMPORARY INTERIORS, FEATURING BI-FOLD DOORS, GLASS/OAK BALUSTRADING, OAK FLOORS, EXPOSED BEAMS
- SOUGHT AFTER IDYLIC PEACEFUL LOCATION IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITH AN ABUNDANCE OF WILDLIFE INCLUDING DEER AND BIRDS OF PREY
- STYLISH FAMILY BATHROOM, EN-SUITE TO MASTER BEDROOM, GUEST BATHROOM, UTILITY ROOM, BOOT ROOM AND DOWNSTAIRS WC
- BASEMENT CINEMA ROOM WITH AUTHENTIC CINEMA SEATS, KITCHENETTE & FURTHER ROOM FOR USE AS A GYM OR STUDY
- INTEGRAL GARAGE WITH ELECTRICALLY OPERATED DOOR, SPACIOUS STORAGE ROOM ABOVE & ATTRACTIVE BLOCK PAVIER DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- HANDSOME EXPANSIVE PAVED TERRACES LEADING TO A LUSH SECLUDED GARDEN OVERLOOKING FIELDS WITH SUBSTANTIAL GARDEN/SUMMER HOUSE
- TWO LOCAL POPULAR PUBS, CONVENIENCE STORE, RECREATION GROUND AND GARDEN CENTRES CLOSE BY
- IDEALLY LOCATED FOR ST BOTOLPHS & ST KATHARINES C OF E PRIMARY SCHOOLS, AND OTHER PREP SCHOOLS IN SEVENOAKS, OTFORD & SUNDRIDGE
- EASY ACCESS BY CAR TO BLUEWATER, GREEN STREET GREEN, SEVENOAKS, TUNBRIDGE WELLS, RIVERHEAD AND OTFORD



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CHAIN FREE

Nestled in the tranquil countryside of Knockholt, this exceptional four-bedroom detached contemporary home provides a luxurious living experience. Offering in excess of 3000 square feet, every aspect of this property has been meticulously designed to offer comfort, style, and captivating panoramic views of the surrounding countryside.

Upon entering, an abundance of natural light fills the space through large bifold doors on two sides of the house, creating an inviting and airy atmosphere. The open-plan layout seamlessly blends modern design with practicality, ideal space for relaxation and entertaining.

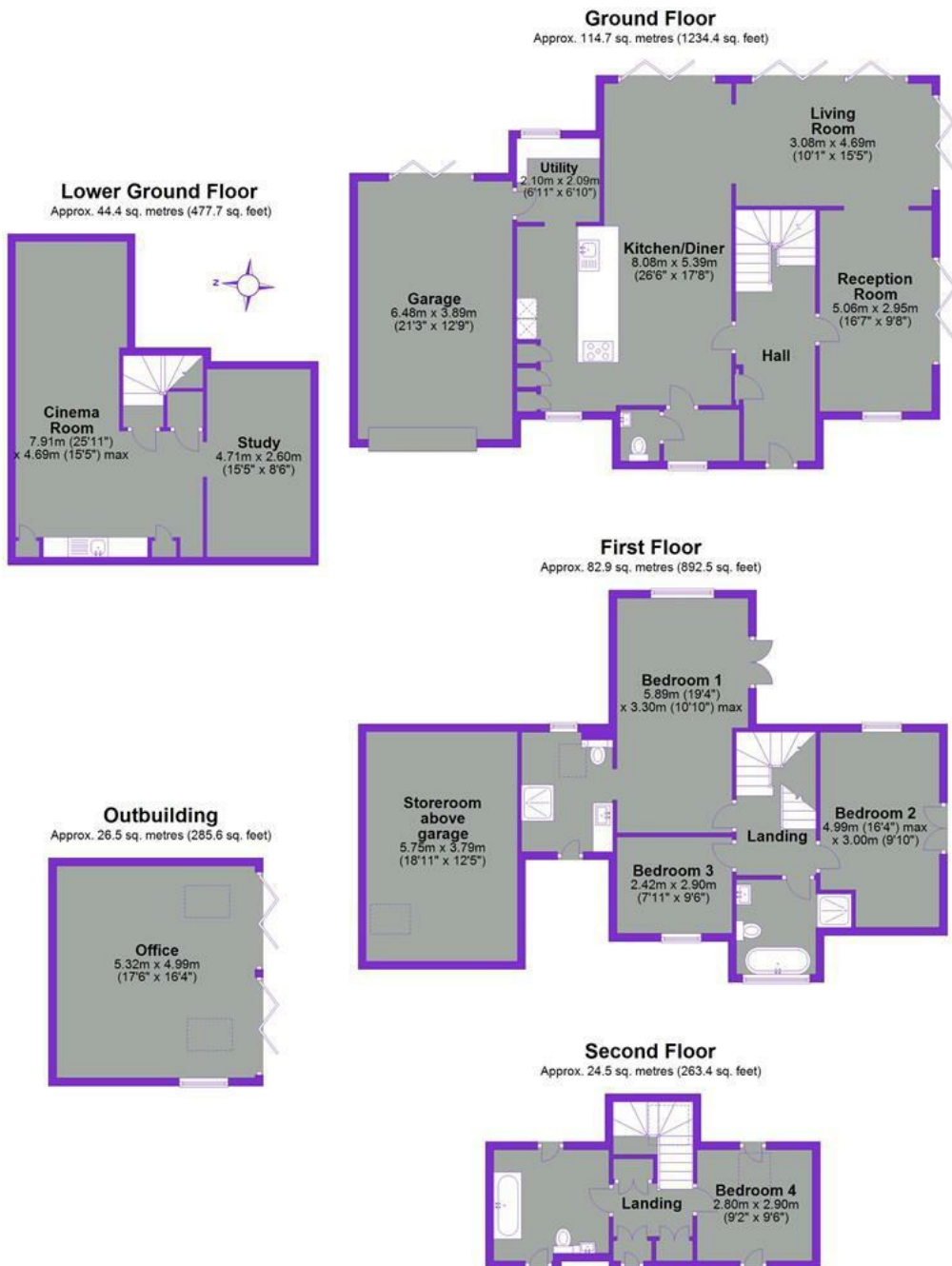
At the heart of the home lies a delightful kitchen with sleek finishes. The adjacent dining area effortlessly flows into the spacious living room, where you can unwind while admiring the picturesque views through the floor-to-ceiling bifold doors.

A notable feature of this remarkable property is the expansive patio, accessible from multiple rooms, offering a serene setting to enjoy morning coffee. With a third of an acre of meticulously manicured grounds, there is ample space to create your own outdoor oasis, perfect for parties or simply enjoying the tranquility of nature.

Each of the four bedrooms has been thoughtfully designed to provide a peaceful retreat with countryside views. The principal suite is a true sanctuary, complete with a private en-suite bathroom and Juliet balcony overlooking the gardens and adjacent fields and woodland.

Situated in the highly sought-after area of Knockholt, this property offers a harmonious blend of privacy and convenience. Surrounded by picturesque countryside, residents can indulge in various outdoor activities, including scenic walks along North Downs Way and cycling trails. Sevenoaks is within close proximity, providing opportunities for schools, restaurants and cafes.

In summary, this four-bedroom detached contemporary home is a true masterpiece, offering an unparalleled living experience.



Total area: approx. 293.0 sq. metres (3153.6 sq. feet)

Entrance Hall

Composite front door with viewing panel, lined door to cupboard housing fusebox and heating wiring station, telephone point, carpeted stairs to first floor, 2 ceiling light fittings, exposed beam, fitted carpet, lined door to:-

Kitchen

Lined door, anthracite powder coated aluminium double-glazed window to front, range of high gloss taupe wall and base units with American Oak effect veneered worktops, incorporating Eleci granite effect composite sink and drainer with brushed steel mixer tap, integrated Bosch larder fridge, integrated Bosch larder freezer, Bosch induction hob, Faber retractable cooker hood, twin Bosch electric ovens, Fisher + Paykel double drawer dishwasher, illuminated fitted shelved display unit, ornate patchwork ceramic tiled floor with underfloor heating, breakfast bar with feature pendant lighting, recessed downlights, opening to:-

Utility Room

Anthracite powder coated aluminium double glazed window, high gloss taupe base units with American Oak effect veneered wooden worktops, space and plumbing for washing machine, space for tumble dryer, space for wide American fridge freezer, Anthracite vertical mirrored designer radiator, ornate patchwork ceramic tiled floor with underfloor heating, lined door to garage.

Dining Room

Anthracite powder coated aluminium double glazed bi-folding doors to rear with external illuminated door canopy, recessed downlights, limed oak floor, opening to:-

Living Room

Anthracite powder coated aluminium double glazed bi-folding doors to rear and side with external illuminated door canopy, limed oak floor with underfloor heating, recessed downlights, opening to:-

Reception Room 3

Anthracite powder coated aluminium double-glazed window to front, anthracite powder coated double glazed bi-folding doors to side with external illuminated door canopy, limed oak floor with underfloor heating, ceiling light fitting, opening to Living Room, lined door to entrance hall.

Boof Room

Anthracite powder coated aluminium double-glazed window to front, concealed sliding door to kitchen, recessed downlights, limed oak floor, door to WC.

WC

Lined door, white suite comprising low level WC, wall mounted wash hand basin with stainless steel mixer tap, tiled splashback, Manrose extractor fan, recessed downlight, limed oak floor.

First Floor Landing

Glass and oak banisters, vertical radiator, limed oak floor, ceiling light fitting.

Master Bedroom

Lined door, anthracite powder coated aluminium double-glazed window to rear, Anthracite powder coated aluminium double-glazed French doors with internal Juliet balcony, vertical radiator, oak flooring, exposed beams, recessed downlights, opening to:-

En Suite Shower Room

Velux window, white suite comprising white wash hand basin with limed oak vanity unit, wall mounted brushed steel tap, low-level WC with concealed cistern, enclosed tiled shower cubicle with rainfall shower head and hand held shower attachment, partly tiled walls, heated towel rail, doors to eaves, tiled floor.

Bedroom 2

Anthracite powder-coated aluminium double-glazed window to front, Anthracite powder-coated aluminium double-glazed window to rear, oak cills, Anthracite powder coated aluminium double-glazed French doors to side with internal Juliette balcony, vertical radiator, oak floor, exposed beam, recessed down lights.

Bedroom 3

Lined door, Anthracite powder coated aluminium double-glazed window to front, panel radiator, oak floor, recessed down lights.

Family Bathroom

Lined door, Anthracite powder coated aluminium double glazed window to front, white suite comprising free standing double ended bath with chrome freestanding bath tap with shower mixer, low-level WC with concealed cistern and designer glass flush plate, wash hand basin with limed oak vanity unit, enclosed tiled shower cubicle with rainfall shower head and hand held shower attachment, tiled walls, tiled floor, chrome heated towel rail, recessed downlights.

Second Floor Landing

Built-in storage cupboards, limed oak floor, Velux window.

Bedroom 4

Lined door, Velux window, panel radiator, doors to eaves, oak floor, recessed downlights.

Bathroom 2

Lined door, white suite comprising walnut effect panelled bath with chrome mixer tap, wash hand basin with vanity unit and low level WC with concealed cistern, doors to eaves, chrome heated towel rail, tiled splashbacks, recessed downlights.

BASEMENT

Cinema/Kitchenette

Lined door, door to understairs cupboard, five luxury cinema seats with cupholders (originally from Merthyr Tydfil cinema), range of stone effect wall and base units with stone effect veneered worktop over incorporating stainless steel sink and drainer with chrome mixer tap, under unit lighting, vertical radiator, door to service void, luxury vinyl flooring, opening to:

Study/Gym

Vertical radiator, recessed downlights, fitted carpet, opening to Kitchenette.

OUTSIDE

Paved stepped terrace with steps up to lawn with mature border well stocked with fruit tree, shrubs and flowers, retaining wall, fenced boundaries, gate to front, approximately one third of an acre.

Garden Room

Twin set of anthracite powder coated aluminium double-glazed bi-folding doors, twin anthracite powder coated aluminium double-glazed windows to side, twin 'Keylite' roof windows, exposed beams, hatch to roof space, twin fluorescent strip lights, power points,

Garage

Integral with electronically operated up-and-over door, anthracite powder coated aluminium double glazed bi-folding doors to rear, cupboard housing Vogue C40 Gen 2 combination boiler and fusebox, tiled floor with underfloor heating, fluorescent strip lights, steps up to kitchen, retractable ladder to:-

Storage Room

Door, retractable ladder, Velux window, exposed beams, recessed downlights, boarded floor.

Frontage

Block pavier driveway with parking for multiple vehicles, gas meter, raised borders with retaining walls, house sign.

Tenure

Freehold.

Council Tax

Sevenoaks District Council.

Band: G.

EPC

Band: B.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.