



A wonderful home of attractive double bay fronted appearance, set amongst a very private plot within the highly desirable village of Knockholt. The property is situated within easy reach of all village amenities including the village hall, Coolings garden centre, local primary school, village store, public houses and Knockholt mainline rail station with its links to London possible in just thirty minutes. A wider array of all shopping, social, leisure and educational facilities can be found in the neighbouring town of Sevenoaks.

Considered to be exceptionally well presented, the interior boasts, with underfloor heating throughout, a welcome entrance, living area, high spec kitchen/diner, utility room and wc off, sizeable conservatory/family room all to the ground floor. The first floor comprises landing, three bedrooms with the master bedroom including walk in wardrobe and family shower room. Additional benefits include the attached garage, further detached garden gym with running power and a beautiful garden with extreme privacy. The electronically gated front driveway boasts parking for up to seven cars. With the added benefit of no onward chain, your internal viewing comes highly recommended in order to fully appreciate all this superb family home has to offer.

## Highwood Old London Road

Knockholt, Sevenoaks, TN14 7JW Freehold



£740,000

## **GROUND FLOOR**

Comprises an electronically gated area which parks approximately 6/7 cars, front access to garage.

### **Entrance hall**

Coir matting as laid, UPVC front door with glazing either side and to front aspect.

### **Living room**

Flooring as laid, two double glazed bays to front aspect, central fireplace feature, understairs storage cupboard.

### **Kitchen diner**

Flooring as laid, worktops, shaker range cupboards and drawers, space for fridge/freezer, butler sink with mixer tap, slimline dishwasher, four burner gas cooker and oven with overhead extractor unit

### **Conservatory/family room**

Flooring as laid, surrounding double glazing throughout and french doors to rear garden double glazed apex skylight and external side door.

### **Utility room**

Flooring as laid, worktop and cupboard units, space for white goods.

### **Cloakroom**

flooring as laid, wc, wash hand basin with under cupboard, opaque double glazing to rear aspect.

## **FIRST FLOOR**

### **Landing**

Wooden floor as laid, double glazing to side aspect

### **Master bedroom**

Flooring as laid, double glazing to rear aspect, walk in wardrobe.

### **Bedroom two**

Flooring as laid, velux window to front aspect.

### **Bedroom three**

Flooring as laid, double glazing to rear aspect.

### **Shower room**

Tiled floor and walls throughout, double glazed opaque window to rear aspect, large walk in rainforest shower with glass surround, wash hand basin with under cupboard, wc.

## **EXTERNALLY**

### **Rear Garden**

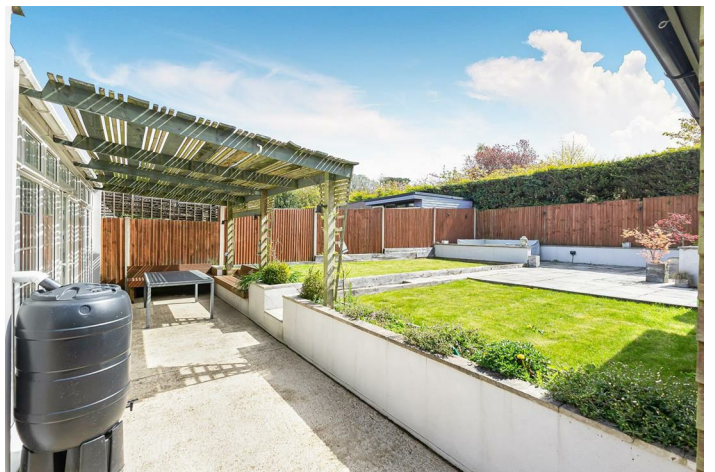
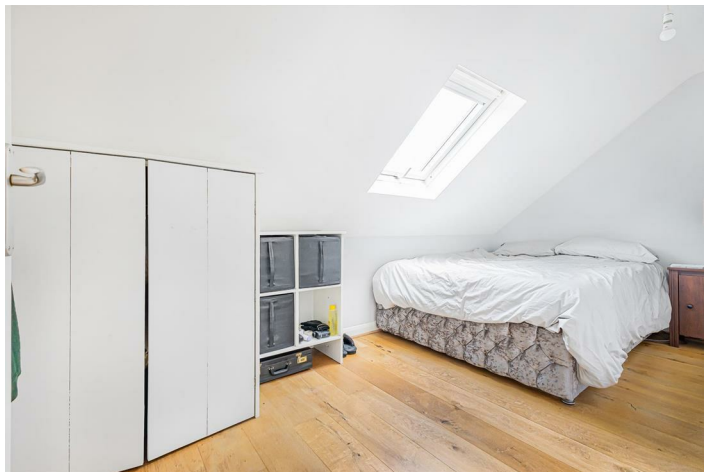
Pergola, lawn as laid, fish pond, rear access into garage, tool shed.

### **Gym room**

Soft flooring as laid, double glazing to side aspect, mirrored surround, radiator, running power, consumer unit.

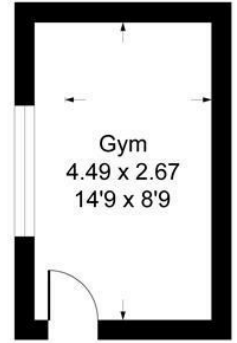
### **Front driveway**





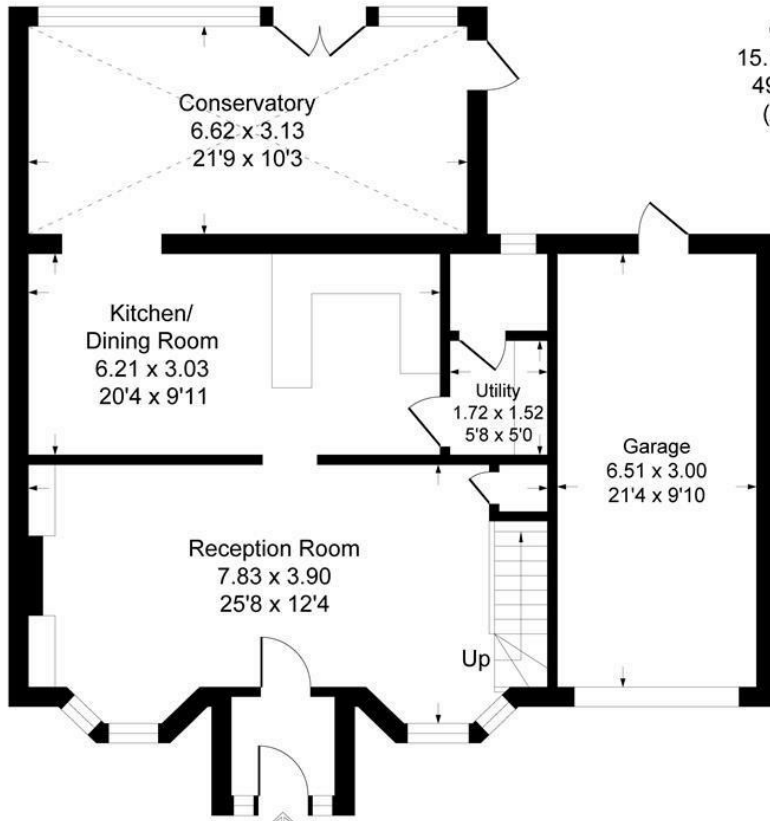
# High Wood, Old London Road, Knockholt, TN14

Approximate Gross Internal Area = 121.1 sq m / 1304 sq ft  
 Garage = 19.5 sq m / 211 sq ft  
 Outbuilding = 11.9 sq m / 129 sq ft  
 Total = 152.5 sq m / 1644 sq ft

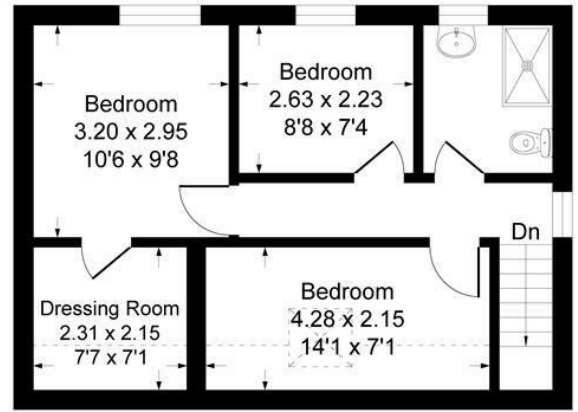


**Outbuilding**

Garden  
 15.17 x 12.42  
 49'9 x 40'9  
 (Approx)



**Ground Floor**



**First Floor**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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4 Station Parade, London Road, Sevenoaks, Kent,  
 TN13 1DL  
 T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

