



Rushmore Hill, Knockholt
Kent, TN14

HAMPTONS
INTERNATIONAL

Beyond your expectations

Set in six acres of grounds, a substantial country house & annexe

1920s Family Home | Detached | Generous Living Space | 4639 Square Feet | Six Acres | Formal Gardens | Paddocks | Swimming Pool | Attached Annexe

Guide Price £1,500,000 Freehold

Description

An attractive detached house of character originally constructed in the 1920s, which is a rare an exciting prospect for the market having been under the same family's ownership since the early 1960s. This substantial property is accessed via a private lane and is set in grounds of approximately six acres. The accommodation extends to 4639 square feet including an attached annexe, and is arranged over three floors. The ground floor accommodation of the main house comprises two impressive and generous 26ft. reception rooms, which benefit from high ceilings and period detailing including feature fireplaces and cornicing, a study, cloakroom and a modern kitchen and utility room, which has the potential to be extended subject to a buyer's own investigations and the relevant planning permissions. On the first floor there are five bedrooms, including a master bedroom which benefits from a spacious dressing room and en-suite bathroom with a separate shower, plus two family bathrooms. On the second floor there is a further bedroom with a modern en-suite shower room and good eaves storage. The annexe (989 square feet) benefits from its own entrance and is an ideal layout with an open plan kitchen / reception room on the ground floor, plus utility and WC, and two bedrooms and a bathroom on the first floor.

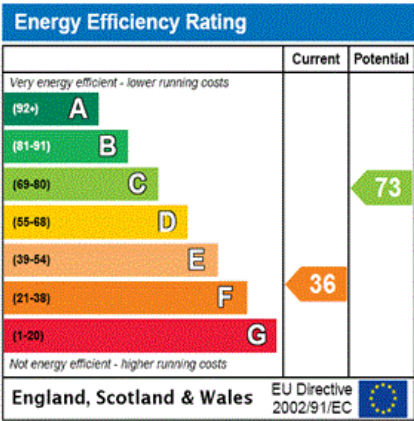
Outside

With views over adjoining rolling Kent countryside, the gardens and grounds surround the house and extend to approximately six acres and consist of formal gardens

and paddocks. To the front is a parking area providing ample parking for several cars and there are various outbuildings within the grounds providing storage. The formal rear garden benefits from a swimming pool. Please note that an there is an option to purchase up to seven additional acres (approximate).

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.



Deerleap Lane, Knockholt, Sevenoaks

Approximate Gross Internal Area

House = 339.1 sq m / 3650 sq ft

Annexe = 91.9 sq m / 989 sq ft

Total = 431 sq m / 4639 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 223647

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

