



A CONVERTED BARN STYLE PRESENTED TO THE HIGHEST STANDARD THROUGHOUT

PORT HILL, ORPINGTON, BR6 7FP

Unfurnished, £2,500 pcm + fees and other charges apply.*

Available from 30/08/2019

- Converted former barn • Presented to a high standard throughout • Stylishly designed with exposed oak beams • Contemporary and bright
- Set in a picturesque rural location • Courtyard garden and off street parking • EPC Rating = C • Council Tax = F



Situation

This property is located just outside the village of Knockholt. Idyllic and secluded, it is nevertheless within easy reach of the town of Sevenoaks, Central London and only 4 miles from Junction 4 of the M25.

Description

Immaculately presented throughout, this former barn has been converted to a high standard boasting modern style blended with exposed original timber beams.

Approached by a courtyard garden with original barn door as a feature, the front to the left opens into the entrance hall and leads into a spacious living room with exposed beams and a wall of window and double glazed doors allowing natural light to floor the space as well as providing access to the courtyard.

Stairs leading to the lower ground floor lead into an internal hallway, and through a beautifully restored door lies the modern open plan kitchen which boasts contemporary fitted units with white countertops, an island providing breakfast bar seating, and integrated appliances including electric oven with ceramic hob and extractor hood above, fridge, freezer and dishwasher. Adjoining is a generous dining area with double doors leading to the courtyard garden. Also from the hallway is a separate utility room.

On the 1st floor there are 2 double bedrooms, 1 of which benefits from an en suite bathroom with separate shower cubicle, whilst the other boasts an en suite shower room. Stairs rising to the 2nd floor provide access to the large master bedroom with a separate shower room across the landing.

Externally the front of the property benefits from a terrace overlooking fields. There is also ample parking in the parking area in front of private courtyard.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



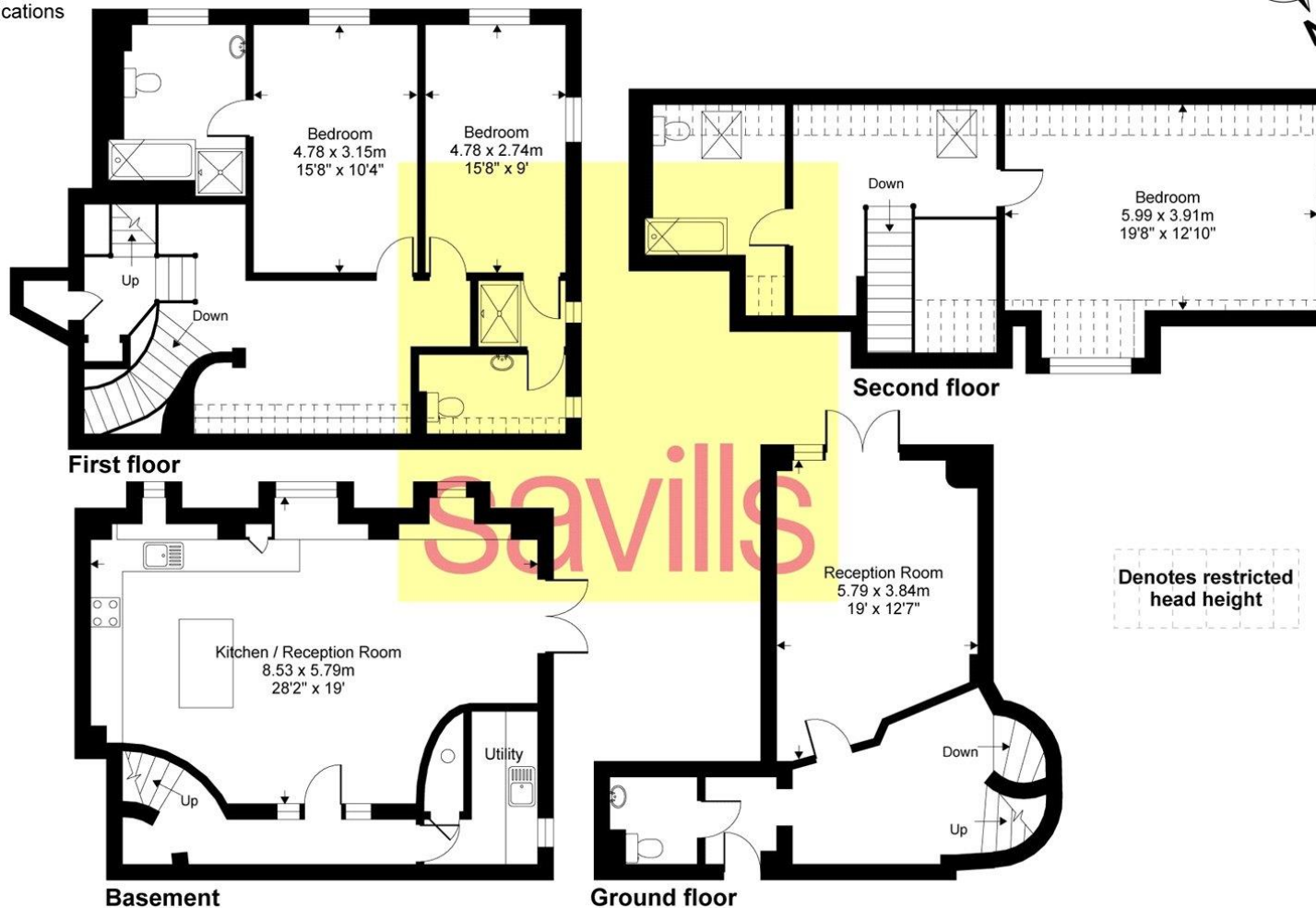
Fairtrough Farm, Fairtrough Road, Orpington, BR6

Gross internal floor area (approx):

202.7 sq m / 2182 sq ft (Excludes Restricted Head Height)

For Identification only - Not to scale

Niche Communications



FLOORPLANS

Gross internal area: 2182 sq ft, 202.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190625MEHE

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Sevenoaks Lettings

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