



STYLISH AND CHARMING, BOASTING A CLEVER DESIGN TO MAXIMISE LIGHT

PORT HILL, ORPINGTON, KENT, BR6 7FP

Unfurnished, £1,800 pcm + fees and other charges apply.*

Available from 01/07/2019

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



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 and blends modern style and a picturesque countryside location.

Approached by an attractive communal courtyard, the spacious entrance hall leads through to the exquisite reception room with herringbone laid flooring, 4 skylights and double French doors framed by full length windows that drown the room with natural light and open to the rear courtyard garden.

The flooring flows through to the dining room with is open plan with the stylish and contemporary kitchen fitted with a range of high gloss grey upper and lower units, white countertops with a peninsula island providing additional seating, and integrated appliances including an electric oven with ceramic hob and extractor hood above, fridge, freezer and dishwasher. Opposite is a separate utility cupboard.

Back through the hallway are 3 double bedrooms, the largest of which benefits from a double built in wardrobe and en suite shower room. Another of the bedrooms also boasts an en suite shower room whilst the last bedroom has attractive skylights. There is also the well-appointed family bathroom with full size bath tub and shower over, wash stand and WC.

Externally the property benefits from a communal courtyard ample off street parking in the parking area.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



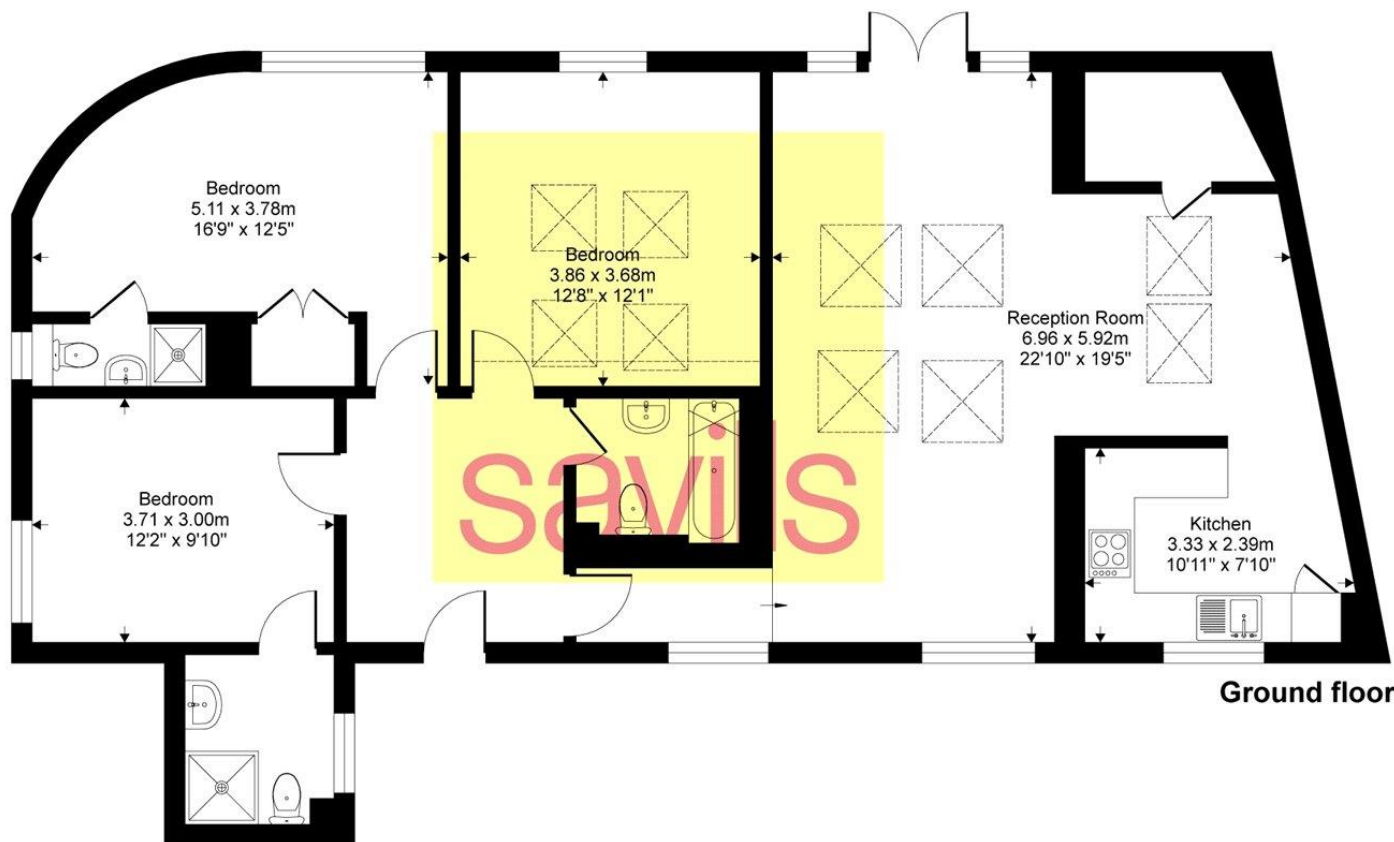
Sheepyard, Fairtrough Farm, Fairtrough Road, Orpington, BR6

Gross internal floor area (approx):

112.7 sq m / 1214 sq ft (Excludes Restricted Head Height)

For Identification only - Not to scale

Niche Communications



FLOORPLANS

Gross internal area: 1214 sq ft, 112.8 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		101
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



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. 20190617MEHE

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Sevenoaks Lettings

Olivia Thomas
 othomas@savills.com
 01732 789 760

[savills.co.uk](https://www.savills.co.uk)