



# Charming family home set within 0.8 acres

**5 Knotley Hall Cottages, Chiddingstone Causeway, Tonbridge, Kent, TN11 8JH**

£825,000 Freehold









- Well proportioned family home • Edge of village location
- Approx. 0.3 of a mile from Penshurst station
- Wonderful established gardens • Ample off road parking
- In Total About 0.8 Acres

#### Local Information

5 Knotley Hall Cottages is set in a small private development, forming part of the Metropolitan Greenbelt, on the outskirts of Chiddingstone Causeway with its church, parish room, village hall, The Little Brown Jug public house, post office store and train station with services to Tonbridge and Redhill. Tonbridge has services to London Bridge, Charing Cross and Cannon Street. Redhill has services to Victoria. Bus services run to Tonbridge, Tunbridge Wells, Hildenborough and Edenbridge. The neighbouring villages of Charcott, Leigh, Penshurst and Chiddingstone offer additional local amenities.

The house is in the catchment areas for all the Tonbridge and Tunbridge Wells grammar schools.

**Comprehensive Shopping:** Sevenoaks (5.8 miles), Tonbridge (5.4 miles), Tunbridge Wells (8 miles) and Bluewater Shopping Centre.

**Mainline rail services:** Penshurst (0.3 miles) to Tonbridge and Redhill. Hildenborough (3.1 miles) to London Bridge/Charing Cross/Cannon Street.

**Primary Schools:** Leigh, Chiddingstone CoE and Penshurst CoE.

**Secondary Schools:** Tonbridge: include The Judd School, Tonbridge Grammar School, Weald of Kent Grammar School, Hillview School for Girls and others. Those in Tunbridge Wells include The Skinners School, Tunbridge Wells Girls' Grammar School, Tunbridge Wells Grammar School for Boys, Bennett Memorial Diocesan School and St Gregory's Catholic School.

**Private Schools:** Hilden Oaks, Hilden Grange, Fosse Bank and

The Somerhill Prep Schools in Tonbridge. New Beacon, Sevenoaks, The Granville and Solefields Prep Schools. Holmewood House Prep Schools in Langton Green. Walthamstow Hall for Girls in Sevenoaks. Sevenoaks, Sackville and Tonbridge School.

**Sporting Facilities:** Sailing at Bough Beech. The National Trust owns a large amount of land in the vicinity, providing walks and places of interest including Chiddingstone and Penshurst. Hever Golf Club. Nizels Golf & Country Club and Hilden Park Golf Club in Hildenborough. Tonbridge indoor and outdoor swimming pools and the Angel leisure centre. Wildernesse and Knole Golf Clubs in Sevenoaks. Sevenoaks leisure centre.

All distance are approximate.

#### About this property

5 Knotley Hall Cottages is a charming family home dating from the 1960s with later additions, providing well-proportioned accommodation. Features include an attractive brick fireplace, oak flooring to the majority of the ground floor, some vertical radiators and oak internal doors. The house sits within established gardens and grounds which provide a high degree of privacy and amount in total to about 0.8 of an acre. Also of note is a superb log cabin with sauna located within the garden.

- The reception rooms include a dining room, featuring an attractive open fireplace, and a study, both with an outlook to the front. The impressive living room provides an ideal area for everyday living. This room has wonderful views over the rear garden, together with a double door opening to the rear





terrace and an adjoining conservatory. Another door leads to the integral garage.

- The kitchen/breakfast room has an outlook to the rear and is fitted with a bespoke range of wall and base units with granite work surfaces and upstands incorporating a 1½ bowl sink. Appliances include an eye level oven and microwave, a dishwasher and space for a fridge/freezer. The adjoining utility room provides additional storage and space for appliances, together with a door to the rear terrace.

- The hall includes an under-stairs WC and wash basin.

- On the first floor, the master bedroom, has an outlook to the rear and is served by a modern en suite shower room.

- There are three further bedrooms, all with an attractive outlook to the front orchard.

- The well-appointed family bathroom completes the accommodation.

- To the front of the house is an area of parking for a number of cars, the single integral garage with up and over door, and a five bar gate leading to the rear garden. Also at the front, there is an orchard area with a number of fruit trees, enclosed by post and rail fencing.

- The wonderful rear garden is principally laid to lawn with established and well stocked beds and borders. There is a generous paved terrace by the house providing an ideal area for al fresco entertaining together with an additional paved patio, partly covered by a timber pergola adorned with grapevines and with a substantial concrete barbeque. There is a variety of trees and shrubs within the garden and vegetable boxes. Planting includes apple, hazel, walnut, damson and eucalyptus trees, vines, roses and deciduous and evergreen hedging to the perimeter.

Within the garden is an Astroturf cricket strip (batter's and bowler's ends) and a superb log cabin with a wooden terrace, sauna, main room, currently used as a gym, with a study/office space and a mezzanine area. There are two substantial garden sheds.

#### **Directions**

From Sevenoaks High Street, proceed in a southerly direction past Sevenoaks School. Continue forward onto the B245 towards Hildenborough. After about 1.6 miles, turn right onto Watts Cross Road (signposted Leigh, Penshurst, Chiddingstone). Continue forward and at the T-junction, turn right onto the B2027 (signposted Edenbridge). Continue through Leigh village and onto the B2027 (signposted to Edenbridge) and after about 1 mile go past the entrance to Knotley Hall on the left hand side, taking the next left drive where number 5 Knotley Hall Cottages will be found along on the right.

#### **Tenure**

Freehold

#### **Local Authority**

Sevenoaks District Council

#### **Energy Performance**

EPC Rating = E

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone:

+44 (0) 1732 789 700.







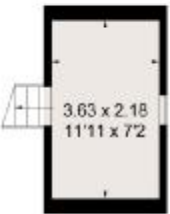
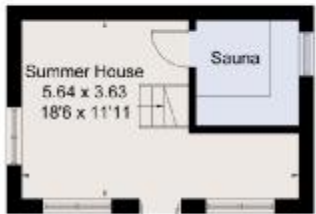
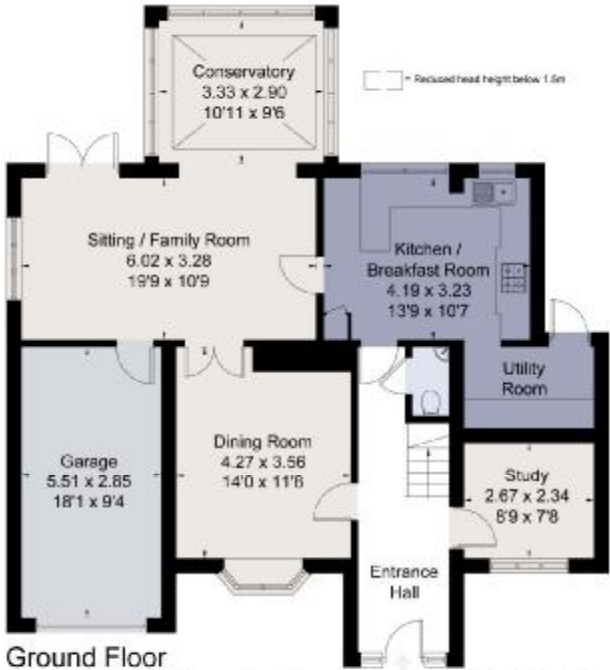


5 Knotley Hall Cottages, Chiddingstone Causeway, Tonbridge, Kent, TN11 8JH  
Gross Internal Area 1651 sq ft, 153.4 m²  
Outbuildings 309 sq ft, 28.7 sq m  
Garage 169 sq ft, 15.7 sq m  
Total 2129 sq ft, 197.8 sq m

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Approximate Area = 153.4 sq m / 1651 sq ft  
Summer House = 28.7 sq m / 309 sq ft  
Garage = 15.7 sq m / 169 sq ft  
Total = 197.8 sq m / 2129 sq ft  
Including Limited Use Area (10.0 sq m / 108 sq ft)  
For identification only. Not to scale.  
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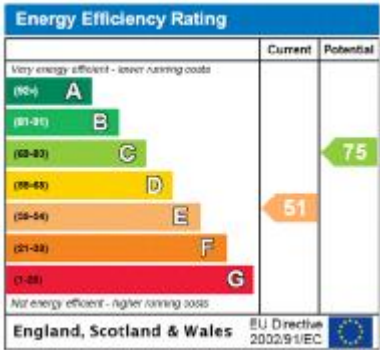


Summerhouse Ground Floor  
Summerhouse First Floor  
(Not Shown In Actual Location / Orientation)



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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