



Spacious family home sitting in a large garden of about 0.27 acres

5 Ivy Lane, Knockholt, Sevenoaks, Kent, TN14 7LE

Guide price £799,950 Freehold

savills

- Village location
- Recently refurbished
- South facing garden
- Orpington station approx. 5.7 miles
- Sevenoaks station approx. 4.4 miles

Local Information

- Comprehensive Shopping: Orpington (5.9 miles), Sevenoaks (5 miles), Bromley (9.3 miles), Bluewater (14.9 miles).
- Mainline Rail Services: Sevenoaks, Orpington, Knockholt, Otford and Chelsfield all offer services to London Bridge, Cannon Street and Charing Cross.
- Primary Schools: Knockholt, Sundridge, Brasted, Westerham and Sevenoaks.
- Grammar/State Schools: Sevenoaks, Tonbridge & Tunbridge Wells.
- Private Schools: Various in Sevenoaks, Otford and Sundridge.
- Motorway Links: Easy access to the M25 at junction 4 providing links to other motorway networks, Gatwick and Heathrow airports, London and the suburbs and the Channel Tunnel Terminus.

About this property

5 Ivy Lane is a spacious family house dating from the 1960s, located on a cul-du-sac within the centre of this popular village. The property is well-presented throughout having been recently refurbished by the current owners and provides versatile accommodation ideal for entertaining and family living. Of note is the south facing level garden which has two storage sheds, a garage and overlooks woodland to the rear.

- The generously proportioned sitting room is double aspect and has a contemporary inset wood burning stove. The adjoining conservatory has direct access to the terrace.

- The impressive kitchen/breakfast room has an outlook over the garden and double doors to the terrace. There is a comprehensive range of wall and base units together with integral appliances.
- Completing the ground floor is a well-appointed shower room.
- There are four bedrooms located on the first floor. All have fitted wardrobes and two are served by modern en suite bathrooms.
- To the front of the property is a drive providing parking and leading to the attached garage. The garden is enclosed by wooden fencing and is principally laid to lawn with a generous south facing terrace providing an ideal area for al fresco entertaining.

Directions

From Sevenoaks, proceed along the London Road through Riverhead and Dunton Green. Continue up Star Hill towards Knockholt. Bear right at the Harrow Inn and turn left onto Main Road. Take the next left onto Ivy Lane, bear left and number 5 will be found at the end.

Tenure Freehold

Local Authority

Sevenoaks District Council

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office. Telephone: +44 (0) 1732 789 700.





5 Ivy Lane, Knockholt, Sevenoaks, Kent, TN14 7LE
 Gross Internal Area 1588 sq ft, 147.5 m²

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Approximate Area = 147.5 sq m / 1588 sq ft
 (Excluding Sheds)
 Garage = 14.5 sq m / 156 sq ft
 Total = 162.0 sq m / 1744 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(58-68) D		
(49-57) E		
(39-48) F		
(1-38) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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