



Birchin Cross Road, Knatts Valley, Sevenoaks

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## Birchin Cross Road, Knatts Valley, Sevenoaks, Kent

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A spacious family house with substantial outbuildings set in a large plot and reach of local amenities, schools and transport links.



**Tenure:** Freehold

**Local authority:** Sevenoaks District Council

**Council tax band:** H





## The Property

Set in a countryside location yet just outside the bustling village of Otford, this modern family house is set over three floors and provides an excellent mix of living and entertaining space coupled with excellent outbuildings and storage together with a large recreational room with future potential for development.

The entrance to the house leads into the formal entrance hallway which acts as a central hub of the house; providing access to an office/snug at the front of the house, stairs to the first floor, a guest WC, formal living room and the kitchen/dining room space. The living room enjoys a double aspect with feature fireplace and doors out onto the south facing terrace. The kitchen/breakfast room is a bespoke fitted Rencraft kitchen with a central island and granite work surfaces. Appliances include a Rangemaster range cooker with five-ring gas hob, integral American style fridge/freezer and integrated Neff dishwasher. An adjoining utility room is fitted to match the kitchen with space for washing machine and tumble dryer. A spiral staircase leads down from the kitchen into a basement room that offers excellent additional space and currently has a resistance swimming pool in situ. The house has underfloor heating throughout.

The first floor is flooded with light and provides five large bedrooms, two of which have en suite shower rooms. The principal bedroom also enjoys access to a south facing balcony with views over the garden and surrounding countryside.

To the south of the main house sit the large detached barn-styled outbuildings which provide substantial secure parking together with excellent storage and an open covered parking and storage area. On the first floor of the building is a pair of large recreation rooms which could also double up as a home office or, subject to the appropriate permissions be converted into additional annex living space.





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## Location

The house is ideally located just outside the pretty and well situated village of Otford with its trains running into London (Victoria in 43 minutes and the new fast train into London Bridge) and also close to nearby Sevenoaks with its mainline station (into Charing Cross and London Bridge in 28 minutes) as well as the nearby motorway network for the M25 (providing easy access to Gatwick and Heathrow airports) and the channel ports.

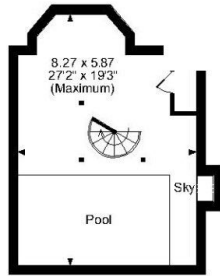
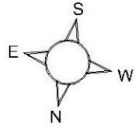
Sevenoaks provides an additional range of shopping and amenities whilst the immediate area has many excellent schools including Kemsing Primary School, Trinity School and Knole Academy alongside a great selection of independent schools such as St. Michael's Prep, Russell House, The New Beacon and many more.

## Garden and grounds

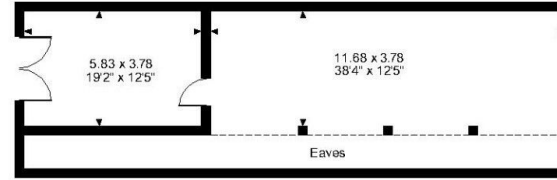
The house has a large terrace and grass space, perfect for al fresco dining and outdoor entertaining. Paved terraces surround the house together with landscaped borders, conifer beds and lawn.



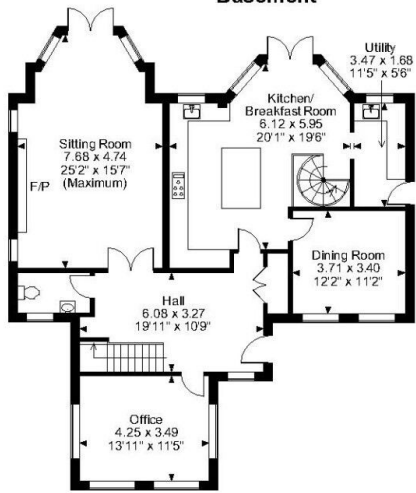
**Approximate Gross Internal Floor Area**  
**Main House - 2985 sq ft/277 sq m**  
**Outbuildings - 2379 sq ft/221 sq m**  
**Balcony external area - 80 sq ft/7 sq m**



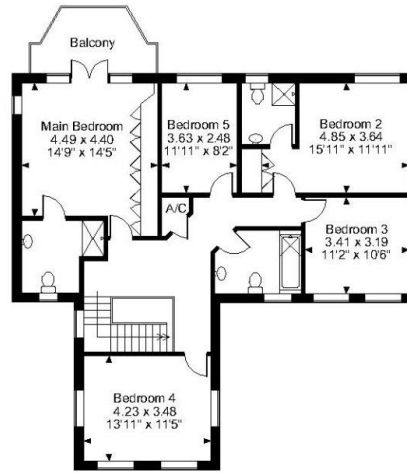
**Basement**



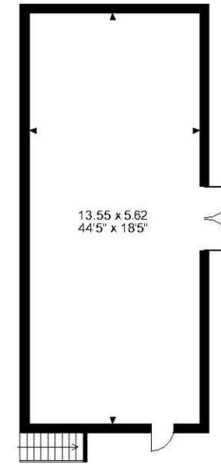
**Carriage Barn**



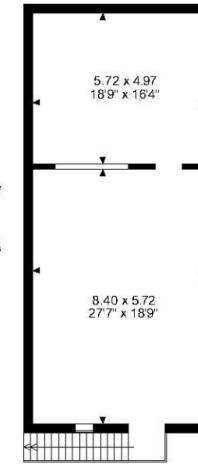
**Ground Floor**



**First Floor**



**Barn Ground Floor**



**Barn First Floor**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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