



# HOLLANDOAK

UNDERRIVER HOUSE ROAD, UNDERRIVER TN15







# DETACHED HOUSE SET IN GARDENS OF APPROX 1.25 ACRES

Hollandoak is a well maintained detached home, approached via an automatic gate and a driveway lined with mature trees, offering ample parking for several vehicles. Nestled within 1.25 acres of beautiful gardens, this property offers spacious, comfortable living.

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Local Authority: Sevenoaks District Council  
Council Tax band: -G  
Tenure: Freehold



## GROUND FLOOR

Step inside the bright hallway and discover the inviting triple-aspect sitting room to your right, featuring a stone open fireplace flanked by built-in shelves and cupboards. French doors open directly onto the garden, creating a seamless indoor-outdoor flow with lovely views.

The kitchen/dining room is equipped with an extensive range of cabinets, granite worktops, and a Rangemaster dual fuel cooker. A walk-in pantry provides excellent storage, while the dining area boasts a substantial built-in dresser and cosy bench seating. From here, a door leads to a large utility room, a convenient ground-floor shower room, and access to both the garden and garage. Additional ground-floor rooms include a family room/snug, study, and a conservatory.



















## 1ST FLOOR ACCOMMODATION AND GARDENS

Upstairs, the landing features a charming reading nook at its centre. The principal bedroom enjoys a private balcony overlooking the garden and a spacious ensuite shower room. The guest suite includes a dressing room and its own ensuite shower. Two further double bedrooms, one with fitted wardrobes, share a well-appointed family bathroom, completing the first-floor accommodation.

The double garage is fitted with an electrically operated door and includes a separate workshop and boiler room at the rear.

Outside, the magnificent gardens are true highlight. The property is enclosed by mature hedging, with a majestic oak tree and a feature pond serving as the garden's focal points. Beautifully planted areas, fruit trees, and mature shrubs add character and tranquility, while three sheds provide ample storage.



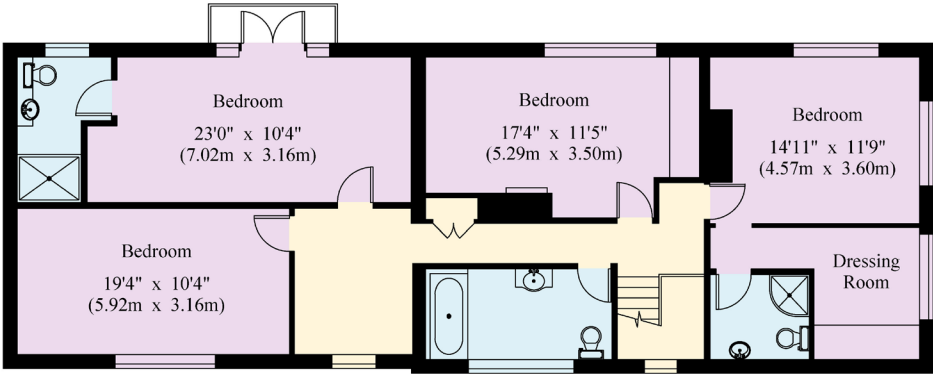




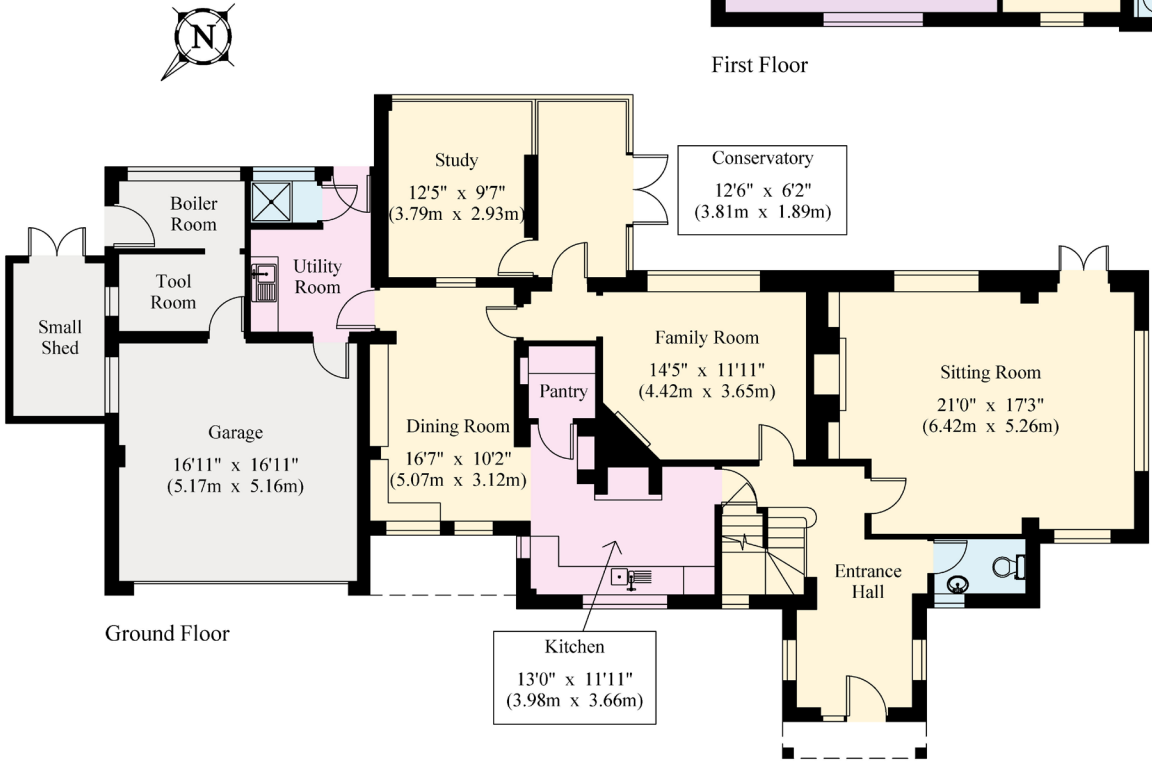


Hollandoak

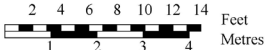
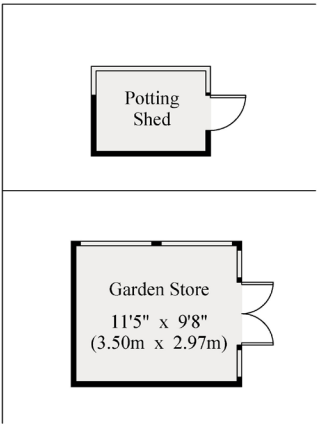
House - Gross Internal Area : 310.9 sq.m (3346 sq.ft.)  
(Including Garage & Small Shed)  
Potting Shed - Gross Internal Area : 4.1 sq.m (44 sq.ft.)  
Garden Store - Gross Internal Area : 10.3 sq.m (110 sq.ft.)



First Floor



Ground Floor



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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.

Approximate Gross Internal Area = 310.9 sq m / 3346sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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