



Green Acres, 21 Ashen Grove Road, Knatts Valley, Sevenoaks, TN15 6YE

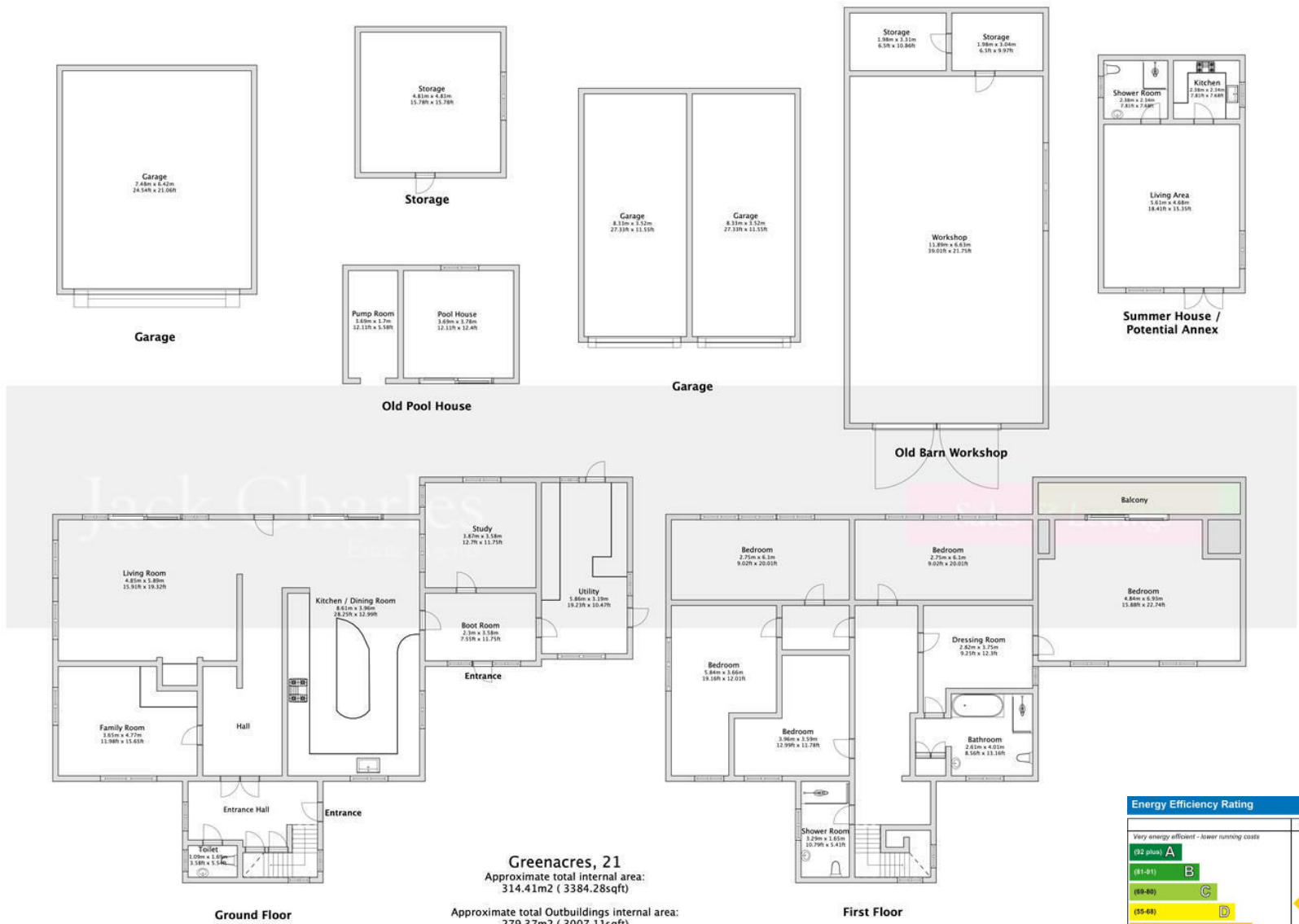
Asking price £1,250,000

Jack Charles  
Estate Agents

Sales & Lettings

**Green Acres, 21 Ashen Grove Road, Knatts Valley, Sevenoaks, TN15 6YE**

- Substantial Detached Family Home
- Five Bedrooms
- Two Bathrooms
- About 5 Acres TBV
- Great Flexibility
- Three / Four Reception rooms
- Potential For S/C Annexe
- Formal Gardens Inc Swimming Pool
- Paddock & Woodland
- Long Drive & Various Outbuildings Inc 2 Double Garages



**Greenacres, 21**  
 Approximate total internal area:  
 314.41m<sup>2</sup> ( 3384.28sqft)

Approximate total Outbuildings internal area:  
 279.37m<sup>2</sup> ( 3007.11sqft)

Approximate total internal area inc. all Outbuildings:  
 592.31m<sup>2</sup> ( 6375.57sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
(81-91)	B		79
(69-80)	C		64
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 Estate Agents

Sales & Lettings

6 London Road  
 Tunbridge Wells  
 Kent TN1 1DQ  
 Tel: (01892) 621 721

191 High Street  
 Tonbridge  
 Kent TN9 1BX  
 Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk  
 www.jackcharles.co.uk

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### To Be Sold

Greenacres is a substantial 5 bedroom detached property benefitting from far reaching views over the undulating countryside. The grounds are a particular feature extending to around 5 acres which include a paddock, areas of woodland and a swimming pool and there are various outbuildings which include a self-contained summer house, two double garages and another large outbuilding. The property is well presented however it does require some attention in parts, it also has the benefit of flexible accommodation which could be modified to incorporate a self-contained annexe in the existing house structure.

You can enter via the main entrance or the second entrance which leads to a boot room and in turn the kitchen // dining room. large office and good-sized utility / laundry room. The main entrance hall had a slate tiled floor stairs to the first-floor with two arched windows and a window to the side allowing plenty of natural light, door to a cloakroom/WC and double doors leading through to the spacious inner hall which has a door to a separate sitting / reception room, space for upright piano and the hall opens out into a double aspect sitting room with a wood burner and sliding doors leading out to the rear with super views. The hall also opens out into a beautiful fitted kitchen featuring a comprehensive range of wooden units with granite worktops, double stainless-steel sink with mono-block taps and water softener. There are integrated appliances such as a microwave and dishwasher, space for an American-style fridge/freezer and a range oven. Central island offers further storage and incorporates a breakfast bar and wine cooler. There is a door to the second entrance and other rooms previously mentioned.

To the first floor there are 5 bedrooms and 2 bathrooms. Three of the bedrooms benefit from panoramic views to the rear with the master bedroom having a lovely balcony to the rear. It is also approached via its own dressing room which also gives access to the ensuite bathroom.

Outside the property is approached through electric gates with brick and flint pillars and along a private driveway which is flanked by a paddock to one side. The driveway leads to a substantial parking area where there is a double garage and an additional drive leading down to the property where there is further parking. The gardens are predominantly laid to lawn with established flower. There are various outbuildings and a small area of woodland stocked with oak and beech trees to the side of the house. To the rear of the house is a paved terrace with barbeque area and timber sheds. The gardens slope down and are a little overgrown leading to a level lower lawn where there is a swimming pool and a paved terrace area surrounding the pool and small timber shed housing the filtration unit. Beyond this lower garden is a further large area of woodland.

### Location

Greenacres is situated on a private, no-through road on the rural outskirts of the popular village of Otford, in an Area of Outstanding Natural Beauty on the North Downs.

Comprehensive Shopping: Sevenoaks (6.8 miles), Bluewater in Dartford (13.8 miles), Maidstone (18.1 miles).

Mainline Rail Services: Otford: (3.4 miles) to Victoria (34-49 minutes), Sevenoaks: (6.8 miles) to Cannon Street/Charing Cross (33-37 minutes).

Primary Schools: Otford, Kemsing, West Kingsdown and Eynsford.

Grammar Schools: Tonbridge & Tunbridge Wells.

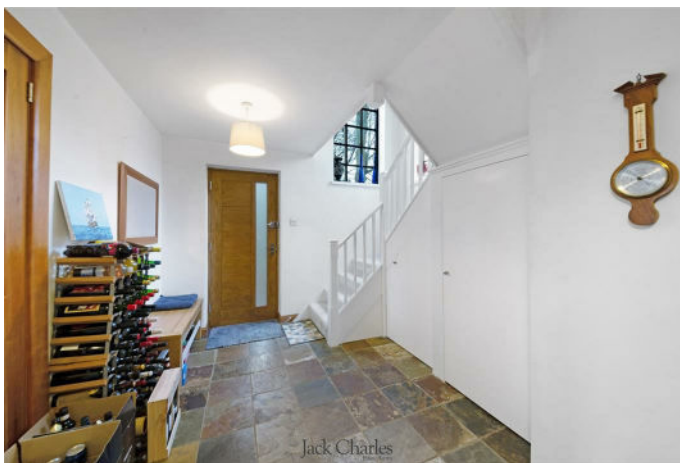
Private Schools: St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School for Girls in Sundridge. Sevenoaks, Tonbridge and Walthamstowe Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks.

Sporting Facilities: Woodlands Golf Club in Otford. Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Mountains private health club in Hildenborough. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks.

Communications: The A20 junction at Farningham provides access to the M20/M25, with links to London, the Suburbs, Dartford River Crossing, Bluewater Shopping Centre, South Coast, Gatwick and Heathrow airports and the Channel Tunnel Terminus. The M25 can also be accessed at Riverhead.

### Directions

From the town of Sevenoaks proceed along the A225 to Otford and turn right at the pond. Pass the Station on the right and take the next right into Pilgrims Way East. Take the first left hand turning into Row Dow and proceed up the hill bearing right at triangle into Birchincross Road. Continue straight on and at the next fork bear left, proceed to a crossroads and go straight over into East Hill Road. Continue past a farm and a red telephone box on the right, take the next left into Ashen Grove Road and continue for about 0.4 of a mile. There are three brick and flint pillars on the left hand side, turn in between the first two, which is the driveway of Greenacres.

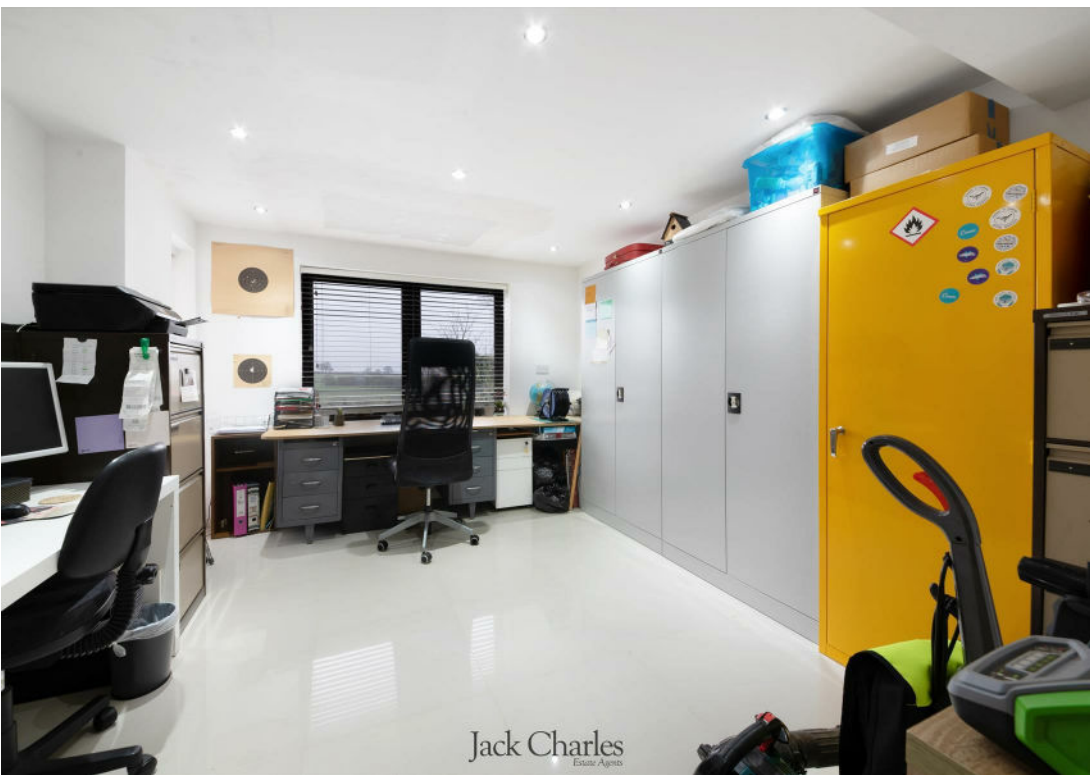




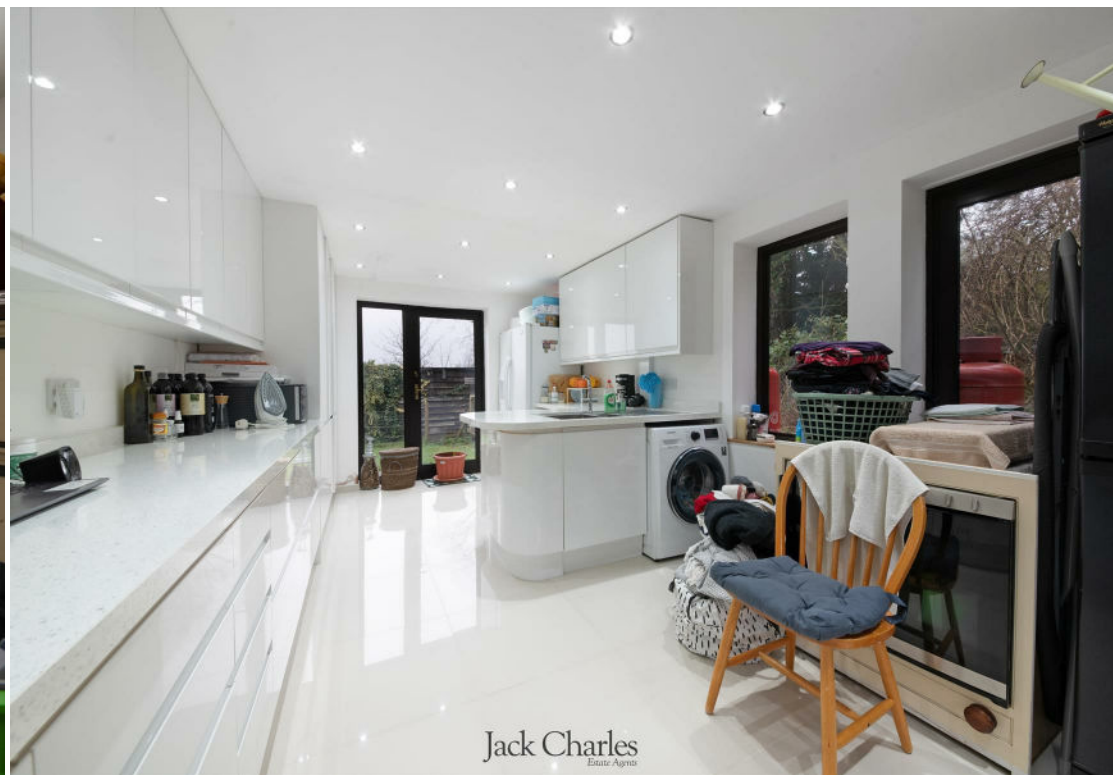
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