

Maple  
& House  
Camilla  
House

Old London Road | Knockholt | Sevenoaks | TN14 7JN

# Maple & House Camilla House

Old London Road, Knockholt, Sevenoaks, TN14 7JN

A unique opportunity to acquire one of two stunning brand new four bedroom detached homes measuring in excess of 2000 sqft and benefiting from luxury specification throughout. Situated in the rural village of Knockholt with regular transport links towards Central London and within approximately 2 miles to the M25.

Both properties have been designed with all the needs of a modern family in mind with ultra modern German designed open plan kitchen/dining room with integrated siemens appliances, downstairs cloakroom, dual aspect lounge and home office.

The first floor comprises four double bedrooms with luxury fitted carpets, both the master and the guest bedrooms have en suite facilities and German manufactured fitted wardrobes. There is also a modern and contemporary family bathroom.

Both properties have many features and benefits which include fully double glazed windows, a two car driveway with electric car charging sockets, and landscaped rear garden.

Estimated build completion for Summer 2017.

Call now to register your interest.







Unit 1

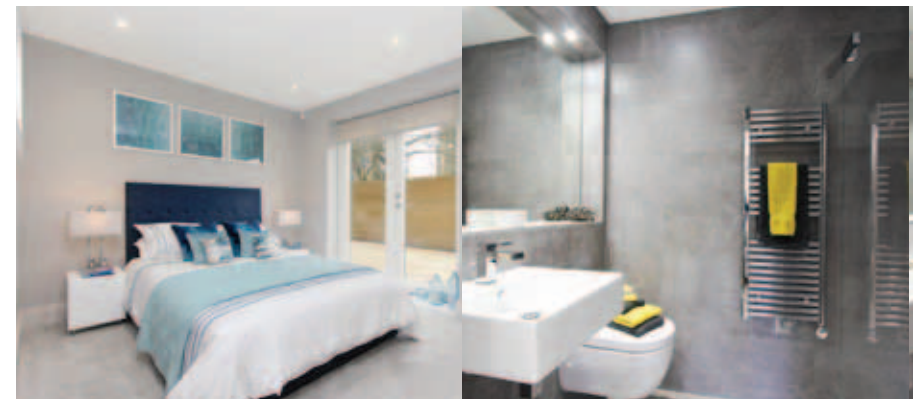
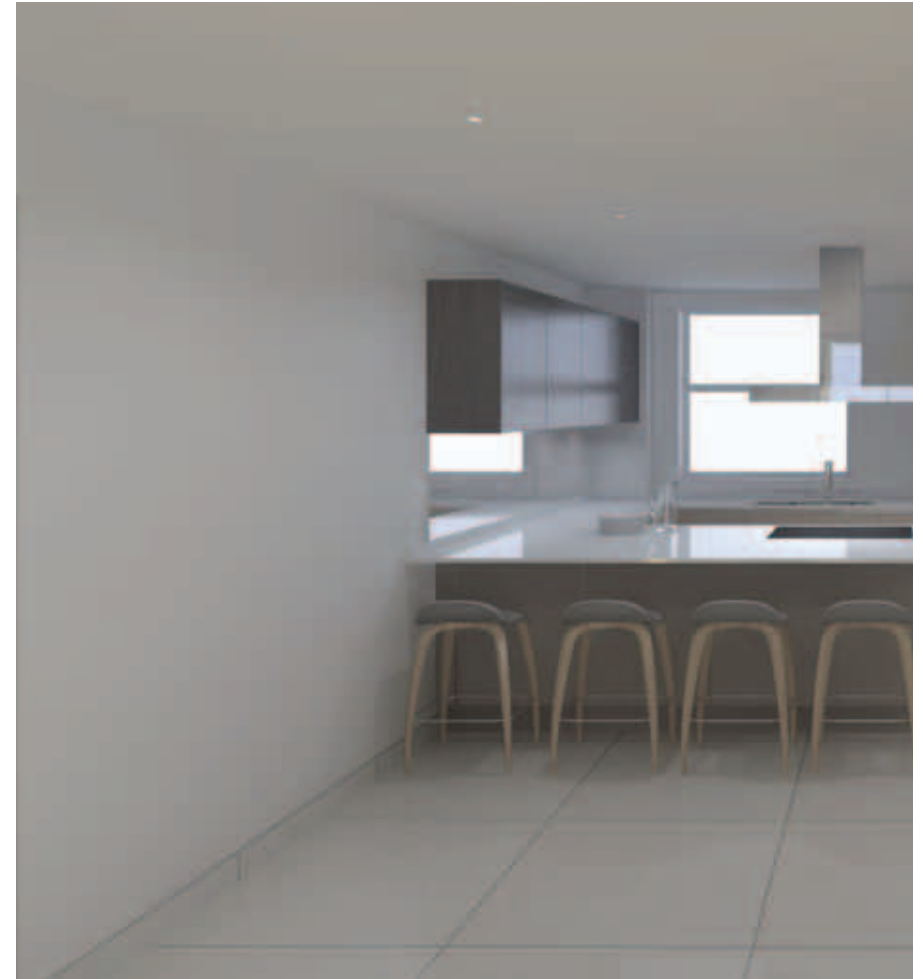
# Camilla House

## General

Farrow & Ball colours throughout  
Nuheat underfloor heating system throughout including bathrooms  
Two car driveway with electric car charging sockets  
Wired for audio visual Sonos sound system  
Cat 5e/HDMI cabling to home offices and TV locations  
Low energy LED lighting  
Brushed chrome switches and sockets  
(USB and power socket points to bedrooms and kitchen).  
Italian designer door furniture in brushed chrome  
Porcelanosa Oxford Castano wood effect flooring  
to entrance hall through to office  
Ariel and satellite dish  
External lighting to entrance door and rear bifold doors  
LED marker lights in entrance hall

## Kitchen

German manufactured ultra-modern kitchen (Krieder)  
Island with 4 stool breakfast bar  
Handleless laser Soft (matte) lacquer laminate door fronts  
Handleless feature oak wall cabinets with LED lighting  
Integrated waste and recycle bin  
Double bowl kitchen sink  
Quooker fusion boiling water and mixer tap in one  
20mm quartz stone worktop surfaces with carved water runoff to sink







Full height quartz stone splashback  
Large format porcelain floor tiles  
Housed Siemens washing machine and tumble dryer  
Integrated Siemens microwave oven  
Integrated Siemens single oven  
Siemens 4 zone induction hob with touch controls  
Integrated Siemens fridge/freezer  
Integrated Siemens dishwasher  
Integrated cooker hood

### **Utility**

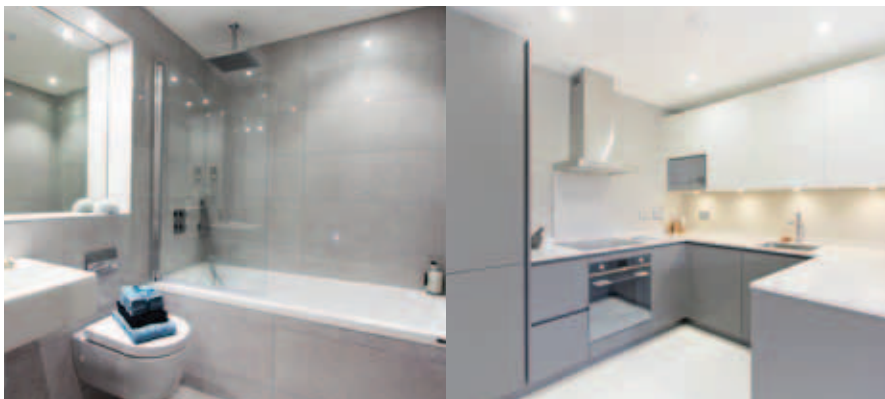
Quartz stone worktop  
German design and manufactured cabinetry  
Stacked Siemens washing machine and dishwasher  
Under sink storage  
Laundry cupboard with hanging rail

### **Bedrooms**

Feature Wallpaper to all bedrooms  
Luxury carpet and underlay  
German manufactured fitted wardrobes

### **Bathrooms**

Ceramic tiled walls and floors  
Porcelanosa wall hung toilets and basins  
Chrome taps, thermostatic valves, flush plates and showerheads  
Chrome electric towel radiators  
Glass shower screens  
Fitted mirrors  
Brushed chrome shaver sockets dual 110v & 240v



# Camilla House floor plans

Kitchen / Dining / Family Room  
11,200 x 5200mm

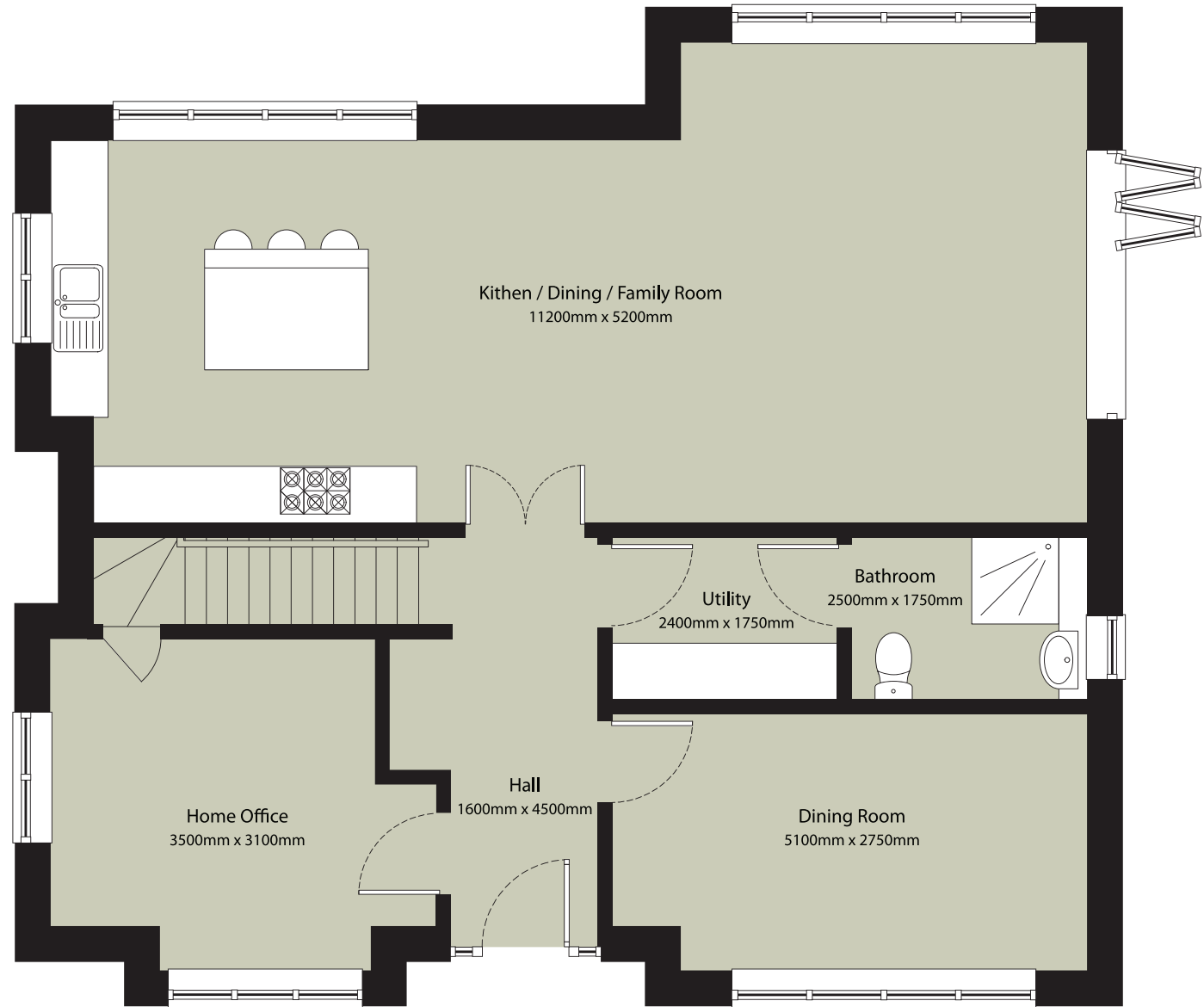
Formal Living Room  
3500 x 3100mm

Home Office  
5100 x 2750mm

Hall  
1600 x 4500mm

Utility  
2400 x 1750mm

Bathroom  
2500 x 1750mm



GROUND FLOOR



Bedroom 1 -  
6000 x 4000mm

En-suite  
2500 x 1250mm

Bedroom 2  
6000 x 3000mm

En-suite  
2500 x 1250mm

Bedroom 3  
5000 x 3000mm

Bedroom 4  
5050 x 3100mm

Landing  
5800 x 2100mm

Bathroom  
2000 x 2750mm

## FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with metropix ©2016

Unit 2

# Maple House

## General

Farrow & Ball colours throughout

Nuheat underfloor heating system throughout including bathrooms

Two car driveway with electric car charging sockets

Wired for audio visual system

Cat 5e/HDMI cabling to home offices and TV locations

Low energy LED lighting

Brushed chrome switches and sockets (USB and power socket points to bedrooms and kitchen).

Italian designer door furniture in brushed chrome

Porcelanosa Oxford Castano wood effect flooring to entrance hall through to office

Digital TV aerial for sky viewing capability

External lighting to entrance door and rear bifold doors

LED marker lights in entrance hall





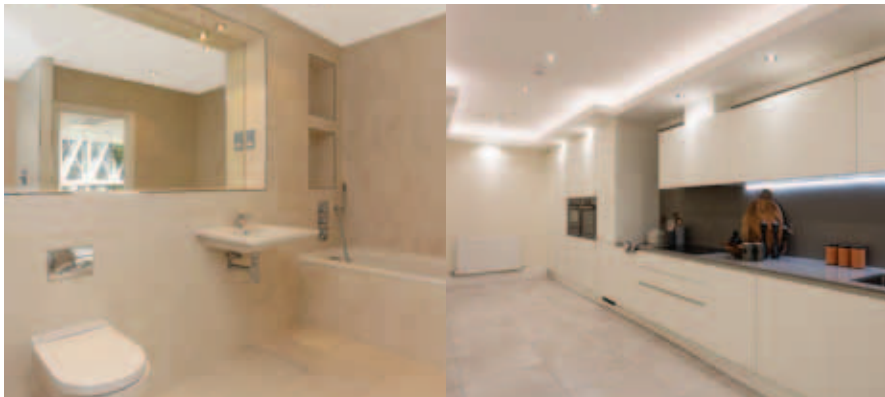


## Kitchen

- German manufactured ultra-modern kitchen (Krieder)
- Island with 4 stool breakfast bar
- Handleless laser Soft (matte) lacquer laminate door fronts
- Handleless feature oak wall cabinets with LED lighting
- Integrated waste and recycle bin
- Double bowl kitchen sink
- Quooker fusion boiling water and mixer tap in one
- 20mm quartz stone worktop surfaces with carved water runoff to sink
- Full height quartz stone splashback
- Large format porcelain floor tiles
- Housed Siemens washing machine and tumble dryer
- Integrated Siemens microwave oven
- Integrated Siemens single oven
- Siemens 4 zone induction hob with touch controls
- Integrated Siemens fridge/freezer
- Integrated Siemens dishwasher
- Integrated cooker hood

## Bedrooms

- Feature Wallpaper to all bedrooms
- Luxury carpet and underlay
- German manufactured fitted wardrobes



## Bathrooms

- Ceramic tiled walls and floors
- Porcelanosa wall hung toilets and basins
- Chrome taps, thermostatic valves, flush plates and showerheads
- Chrome electric towel radiators
- Glass shower screens
- Fitted mirrors
- Brushed chrome shaver sockets dual 110v & 240v

# Maple House floor plans

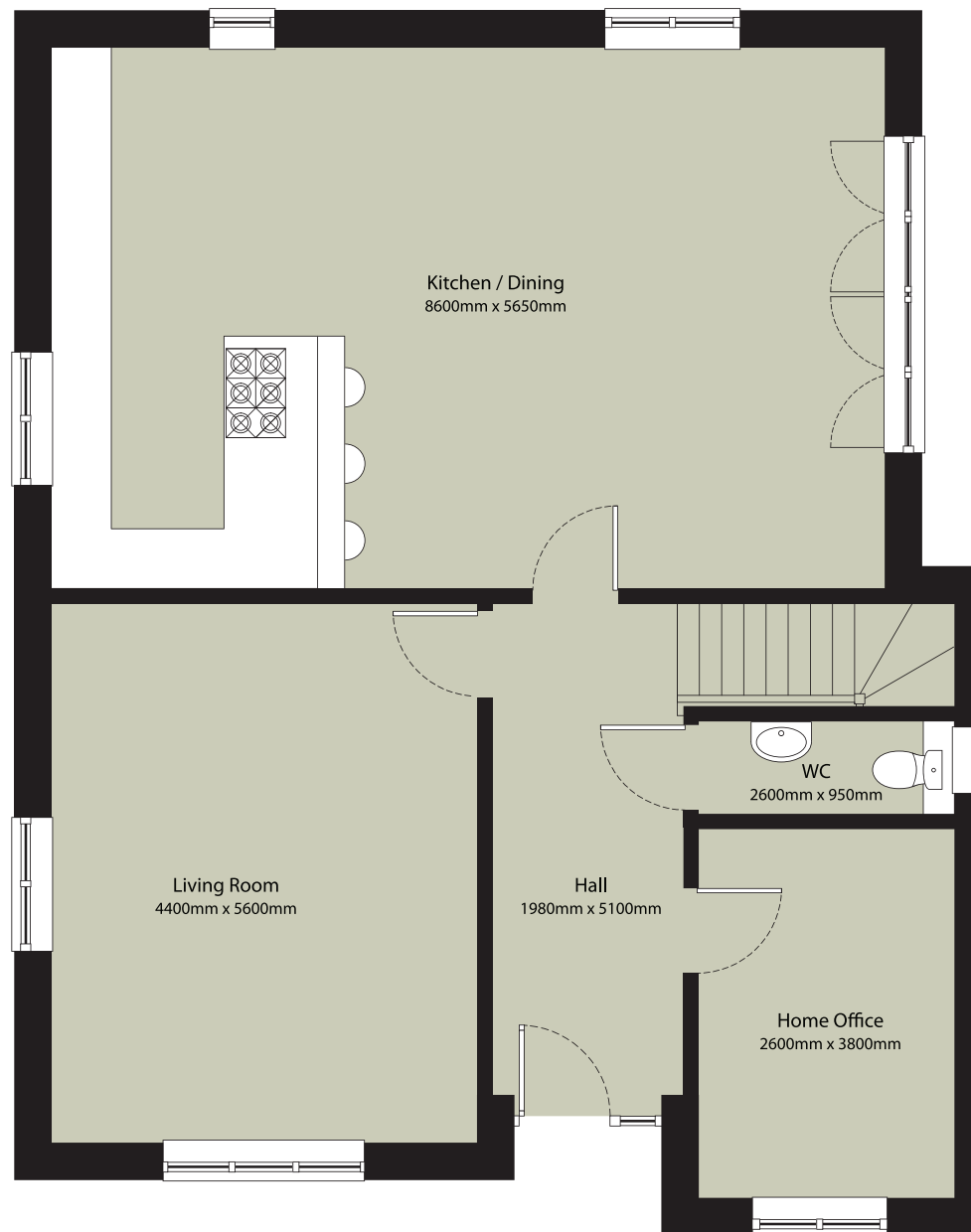
Kitchen / Dining  
8600 x 5650mm

Living Room  
4400 x 5600mm

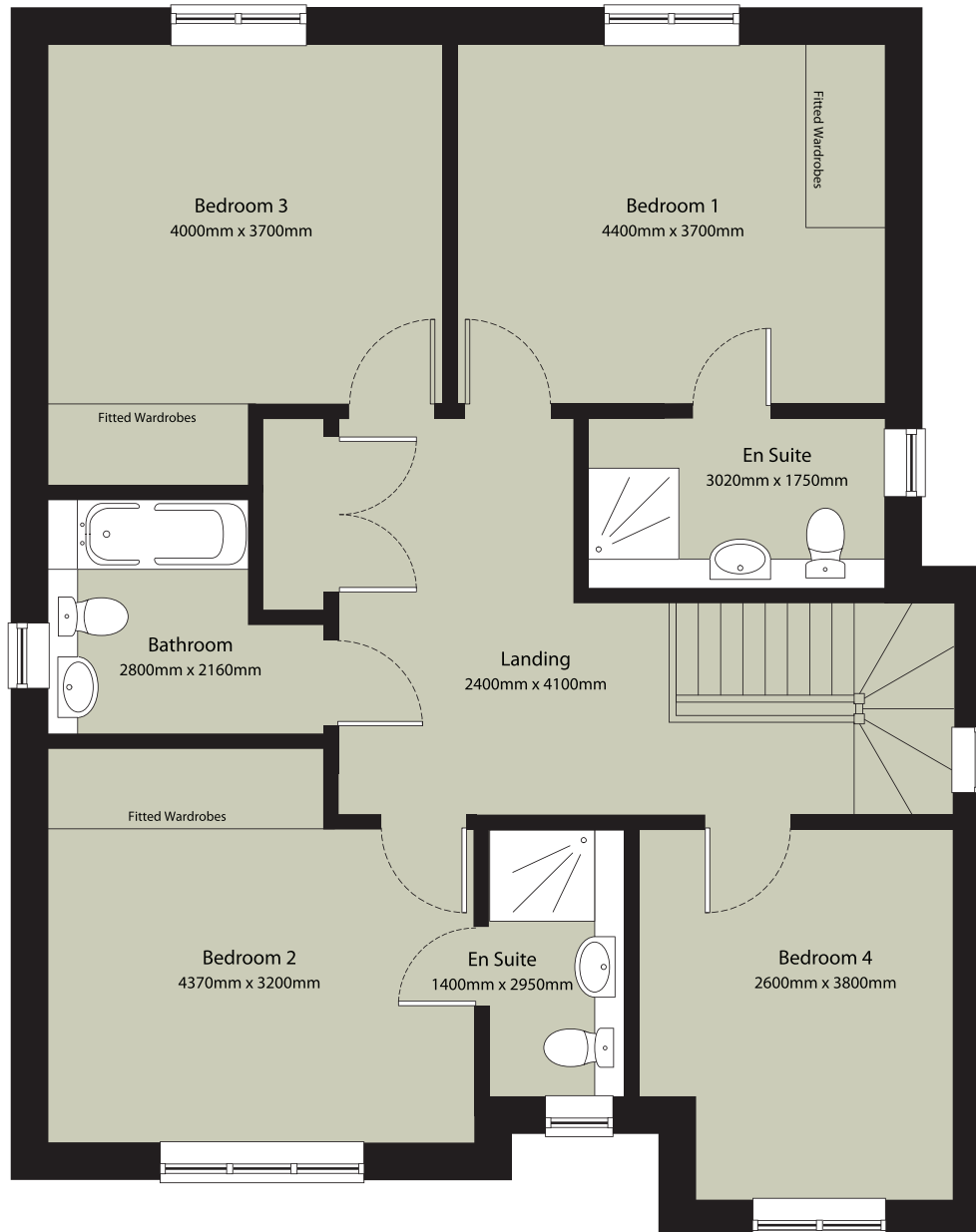
Home Office  
2600 x 3800mm

Hall  
1980 x 5100mm

Bathroom  
2600 x 950mm



GROUND FLOOR



Bedroom 1 -  
4400 x 3700mm

En-suite  
3020 x 1750mm

Bedroom 2  
4370 x 3200mm

En-suite  
1400 x 2950mm

Bedroom 3  
4000 x 3700mm

Bedroom 4  
4400 x 3700mm

Landing  
2400 x 4100mm

Bathroom  
2800 x 2160mm

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## FIRST FLOOR



# Central London



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