Main Road, Knockholt

Sevenoaks, Kent

An exclusive design and build opportunity in a rural setting in Kent.

Two plots with planning consent and build contracts are available to create two premium new homes in a countryside location.

scandiahus

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Design and Build Opportunity

Buyers are presented with an opportunity to build their own beautiful family home in a sought-after setting in Kent.

Two building plots with planning permission and build contracts are available, each offering the opportunity to create a high-quality new home. Buyers can personalise key internal finishes, including the kitchen, bathrooms and decoration, to create a home tailored to their lifestyle.

Full planning permission has been granted with all conditions approved for the construction of the homes, as well as two double garages and associated parking (reference– 25/00644/FUL).

Plot Location

The plots are situated in a rural location just outside the idyllic Kent village of Knockholt. The village benefits from various amenities including two local pubs, as well as a convenience store, community centre and sports clubs. Located on the northern edge of the Kent Downs National Landscape, the area offers excellent walking routes, including the North Downs Way.

The area benefits from good transport links, with access to the M25 nearby. Knockholt railway station is just a 10-minute drive away with services to central London in around 40 minutes. The bustling town of Sevenoaks is less than a 20-minute drive from the plot and offers a broad range of shopping and leisure facilities.

Families living in the area also benefit from a diverse selection of primary, secondary, grammar and independent schools, many rated ‘Good’ or ‘Outstanding’ by Ofsted.

Home Design

The homes combine traditional character with contemporary touches. The front elevations feature brick cladding, clay tile roofs and cream cottage-style windows, while the rear introduces a more modern aesthetic with grey-framed glazing, including bi-fold doors and a bespoke-shaped window.

The low-profile design and use of locally inspired, vernacular materials help the homes sit comfortably within and complement their rural surroundings.

Scandia-Hus Ltd

With the purchase of one of the plots comes the opportunity to work with the leading timber-frame home supplier, Scandia-Hus.

At Scandia-Hus we believe in providing our customers with quality products, a high level of service and flexibility. With more than fifty years of experience, we have gained a reputation for successfully combining the best of Swedish technology with British craftsmanship and style, resulting in over 5,000 energy-saving homes being built throughout the United Kingdom.

Timber Frame Benefits

• *Quality* - Our timber frames are precision-manufactured to exacting standards in the controlled environment of our Sussex factory, ensuring consistently high quality and accuracy throughout every project.

• *Energy Efficiency* - Timber frame is an environmentally responsible construction method. The timber we use is sourced from sustainably managed forests, making it a renewable, low-impact building material. Combined our high levels of insulation and airtight construction, timber frame helps create energy-efficient homes with lower energy consumption.

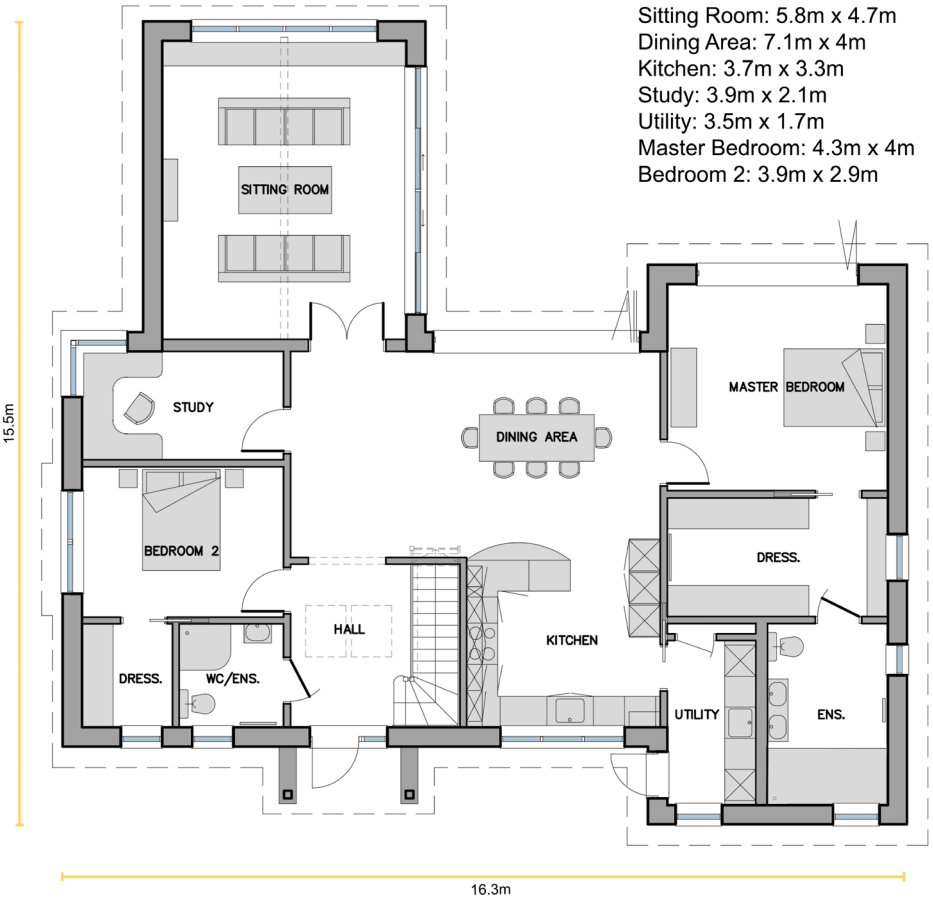
• *Quick Build Process* - Timber frames can be erected quickly, with structural shells typically taking just a few weeks to complete, even in wet conditions. Our experienced teams can work in most weather, helping to minimise delays and keep projects on schedule.

The design is a four-bedroom chalet bungalow featuring an open-plan kitchen/dining room and impressive sitting room with vaulted ceiling and apex glazing. The spacious master suite is located on the ground floor and benefits from a dressing room, en-suite and bi-fold doors opening onto the garden.

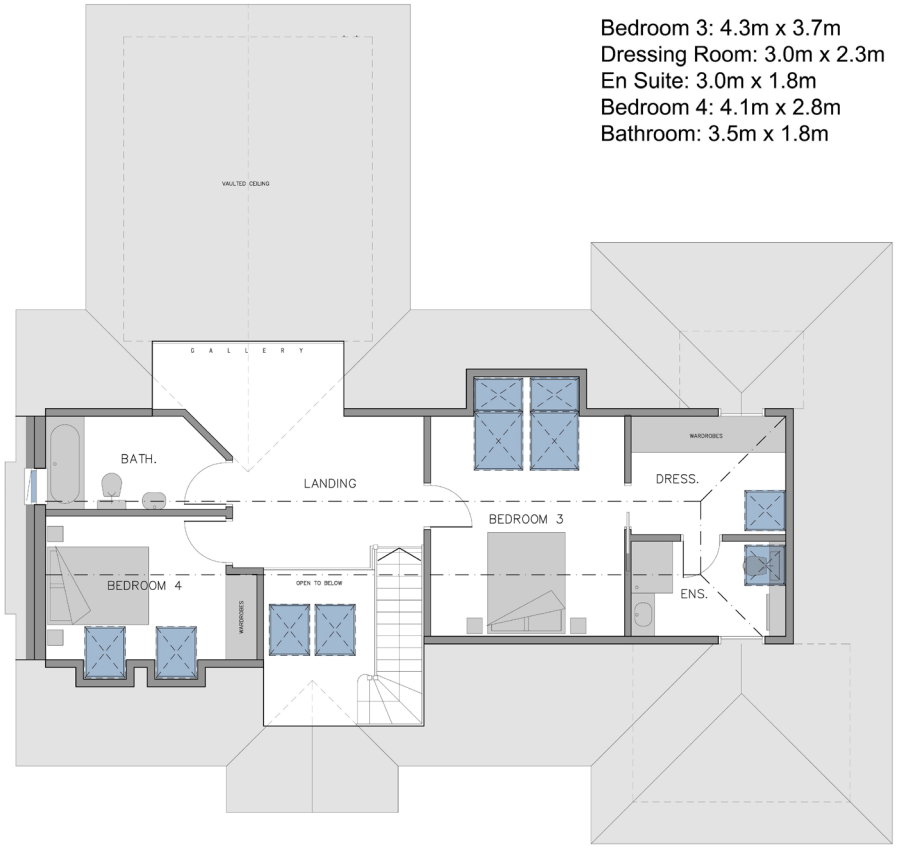
The second bedroom is also on this floor, as is a study, utility room, shower room and generous entrance hall. Upstairs there's a further two bedrooms, a family bathroom and a spacious landing with gallery overlooking the sitting room below.

Experience our design and build quality for yourself by visiting our Show Centre in West Sussex, where you can explore this design as a fully finished show home.

Gross External Area = 256 sq. m / 2,755 sq.ft



Sitting Room: 5.8m x 4.7m
Dining Area: 7.1m x 4m
Kitchen: 3.7m x 3.3m
Study: 3.9m x 2.1m
Utility: 3.5m x 1.7m
Master Bedroom: 4.3m x 4m
Bedroom 2: 3.9m x 2.9m



Bedroom 3: 4.3m x 3.7m
Dressing Room: 3.0m x 2.3m
En Suite: 3.0m x 1.8m
Bedroom 4: 4.1m x 2.8m
Bathroom: 3.5m x 1.8m

FIRST FLOOR PLAN

Features of a Scandia-Hus Property

- Premium kitchen with integrated appliances
- Ceramic tiles to kitchen and utility room floors
- Luxury en-suites and spacious bathrooms
- Contemporary white sanitary-ware with stylish fittings
- Tiled walls and floors for bathrooms and en-suites
- Bespoke oak staircase
- Solid oak interior doors
- Underfloor central heating with room thermostats
- Renewable energy technologies*
- Electric vehicle car charger

**Photovoltaic panels with option of battery storage and an air source heat pump with the opportunity to benefit from the government boiler upgrade scheme – grant of £7,500.*

Personalise Your New Home

While the design and construction of the home are taken care of by our experienced team, purchasers have the opportunity to make the interior their own. From the kitchen and bathrooms to decorating finishes, selected elements can be personalised to reflect individual tastes, lifestyle and requirements.

For those looking for a personalised home without the complexity of managing a self-build project, this provides an attractive alternative. You can make the important design decisions and select the finishes you love, while our team manages the construction process and coordinates the work through to completion, delivering a high-specification, energy-efficient home ready for you to move in to and enjoy.

Price on Application

Stamp Duty is calculated on the land purchase rather than the completed value of the house, which can result in a substantial saving compared with purchasing an equivalent newly built home on the open market.

Further plans and details of the build contract are available on request.
Please contact us for more information.

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