



2 THE OAKS, LONDON ROAD, WEST KINGSDOWN, KENT, TN15
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 **Hillier**
Reynolds

GUIDE PRICE
£750,000-£765,000

FREEHOLD

Immaculately presented
four-bedroom detached
family home.

South Westerly facing rear
garden with stunning views
over fields.

Gated driveway and garage
with parking for multiple
vehicles. **NO ONWARD
CHAIN.**





This immaculately presented four bedroom detached home has been transformed by the current owners into a modern and stylish family home which is located in the popular village of West Kingsdown just a short walk away from local shops and within easy reach of the M20 & M25.

This well maintained and modern property has plenty of kerb appeal with a large gated front driveway that has parking for multiple cars. As soon as you enter the property you will appreciate the large, bright entrance hall with its attractive and stylish Amtico floor. The kitchen is located at the front of the house and runs almost the whole length of the property providing a fantastic space for cooking and entertaining. There is a huge selection of cupboards and work top space and with two large windows this is a really bright room. The utility room off of the kitchen was originally one of the garages but now provides a large space for storage and laundry facilities.

The Orangery has been added by the current owners and is, quite simply, a beautiful room with stunning countryside views. Natural light floods in due to the large ceiling lantern. A feature media wall provides a central focal point of the room and blends perfectly with the sleek and stylish decor. The dining room flows beautifully between the Orangery and the kitchen and has patio doors leading out to the fully enclosed south easterly facing mature garden.

Completing the downstairs accommodation is a useful cloakroom.

Upstairs you will find all the bedrooms are spacious and well proportioned. The master bedroom enjoys the most wonderful views over the surrounding countryside and has a lovely en suite shower room which has been well designed and fitted to a high specification. The second bedroom, also at the rear of the property, so again enjoying those views has a large walk in wardrobe providing plenty of storage space. There are a further two double bedrooms, one of which is currently used as a dressing room .

The family bathroom is modern and spacious and has been well designed and fitted to a high specification. There is a connecting door to the master bedroom.

The Garden has been well tended by the current owners and now has a large selection of shrubs and flowers. There is a patio area and stunning views over fields behind the property. As well as side access there is a door to the garage and storage room.

Viewing of this property is highly recommended to fully appreciate the space and style of this wonderful family home.

ACCOMMODATION

GROUND FLOOR



1ST FLOOR



Entrance Hallway

Dining Room - 16'8" (5.08m) x 14'1" (4.29m)

Orangery/Living Room - 23'0" (7.01m) x 16'0" (4.88m)

Kitchen/Breakfast - 22'08" (6.91m) x 10'04" (3.15m)

W.C.

Utility Room - 18'0" (5.49m) x 7'10" (2.39m)

Storage Room - 7'11" (2.41m) x 6'09" (2.06m)

First Floor Landing

Master Bedroom - 14'03" (4.34m) x 12'02" (3.71m)

En-suite - 9'01" (2.77m) x 4'07" (1.40m)

Bedroom 2 - 12'10" (3.91m) x 9'07" (2.92m)

Bedroom 3 - 12'07" (3.84m) x 9'0" (2.74m)

Bedroom 4 - 11'10" (3.61m) x 9'04" (2.84m)

Bathroom - 9'09" (2.97m) x 6'09" (2.06m)

Outside

South Westerly facing rear garden comprising of lawn area, patio and mature borders with flowers and shrubs. Beautiful views over fields. Side access and

Driveway to front with parking for 5/6 cars.

Integral Garage - 27'02" (8.28m) x 7'11" (2.41m)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Route to View

From our office in Borough Green head north out of the high street onto the Wrotham road. At the first roundabout take the second exit onto the London Road. Take the first exit on the next roundabout staying on the London Road. Turn first exit again at the next roundabout sign posted for West Kingsdown. The property can be found on the left hand side a few hundred yards past School Lane as denoted by our For Sale board.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

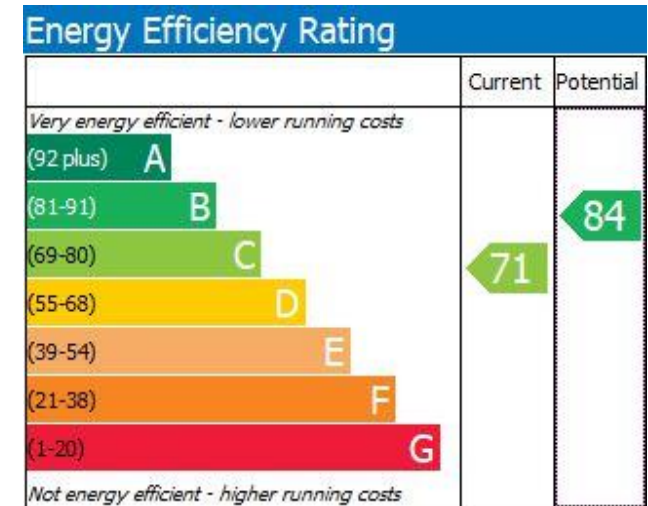
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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