



THE MEADOW, RUSHETTS ROAD, WEST KINGSDOWN, TN15 6EY

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk



£875,000

FREEHOLD

Immaculately presented substantial 5/6 bedroom detached family home.

Flexible and spacious living accommodation and private enclosed rear garden.

Gated entrance to driveway with parking for multiple cars.





Nestled away in a quiet road near the centre of West Kingsdown is this beautifully presented substantial five/six bedroom detached chalet bungalow. As you drive down Rushetts Road you cannot help but notice the diversity of the homes it has and how well maintained they all are. This is just one of the reasons that make the road one of the most sought after in West Kingsdown. This home is situated towards the end of this no through road close to woodland walks and footpaths which are perfect for walkers and dog owners.

The property has been carefully designed and extended and is now a spacious and bright family home that offers flexible and versatile living accommodation. As you enter the property you will appreciate the open spacious feel of the entrance hall and the clean neutral decor. The open plan family living area is a wonderful sociable space for entertaining and relaxing. Patio doors leads out to the fully enclosed pretty rear garden where you will find a large patio area, lawn and borders stocked with flowers and shrubs. There is a brick built raised Koi pond. The modern and stylish kitchen seamlessly connects to the dining area. There is a good selection of units and work top space as well as a central island. Integrated appliances give a streamlined appearance.

On the ground floor you will find the master bedroom at the front of the property. This is a bright and sunny room with floor to ceiling built in wardrobes. The en suite shower room is stylish and tastefully designed. There are a further three double bedrooms on the ground floor. The current owners use one of these rooms as a home office. The family bathroom has been beautifully fitted with a large shower cubicle, stylish bath and twin basins.

Upstairs you will find two incredibly spacious double bedrooms that both have en suite shower rooms as well built in wardrobes.

This stunning home will appeal to anyone looking for a property that can be moved straight into. The size and flexibility of the living and sleeping accommodation will appeal to multi-generational families or anyone wanting a modern, stylish home in a sought after non estate location.

The property is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short drive away. Just a few minutes' walk will take you to the local shops. For motorway connections access to the M-20, A-20 and M-26 are very close making a trip to Swanley or Bluewater Shopping Centre only a 20 minute drive approximately. For motor racing enthusiasts the Brands Hatch circuit is nearby but if you want the peace and quiet of the countryside you can find nearby the Pilgrims Way that cuts across the North Downs and offers beautiful countryside walks.

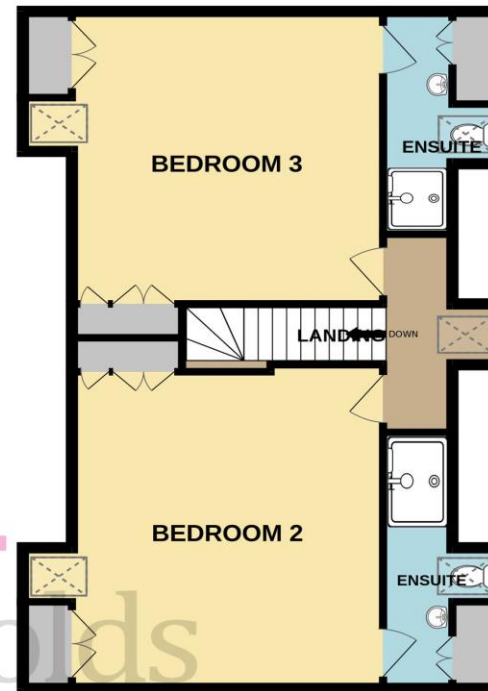
Viewing is highly recommended to fully appreciate this family home.

ACCOMMODATION

GROUND FLOOR
146.8 sq.m. (1581 sq.ft.) approx.



1ST FLOOR
67.5 sq.m. (726 sq.ft.) approx.



TOTAL FLOOR AREA : 214.3 sq.m. (2307 sq.ft.) approx.

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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Porch

Hallway

Living/Dining Room

22'2" (6.76m) x 21'4" (6.50m) L-Shape

Kitchen

15'10" (4.83m) x 10'6" (3.20m)

Bedroom One

13'7" (4.14m) x 12'11" (3.94m)

En Suite Shower Room

Bedroom Four

14'2" (4.32m) x 11'0" (3.35m)

Bedroom Five

11'9" (3.58m) x 10'8" (3.25m)

Bedroom Six/Study

11'11" (3.63m) x 9'6" (2.90m)

Bathroom

First Floor Landing

Bedroom Two

17'6" (5.33m) x 17'3" (5.26m)

En Suite Shower Room

Bedroom Three

15'3" (4.65m) x 15'0" (4.57m)

En Suite Shower Room

Outside

Rear garden mainly laid to lawn with flowers and shrub borders. Patio area and shed. Brick built raised Koi pond. Side access to :
Gated driveway with parking for multiple cars.



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

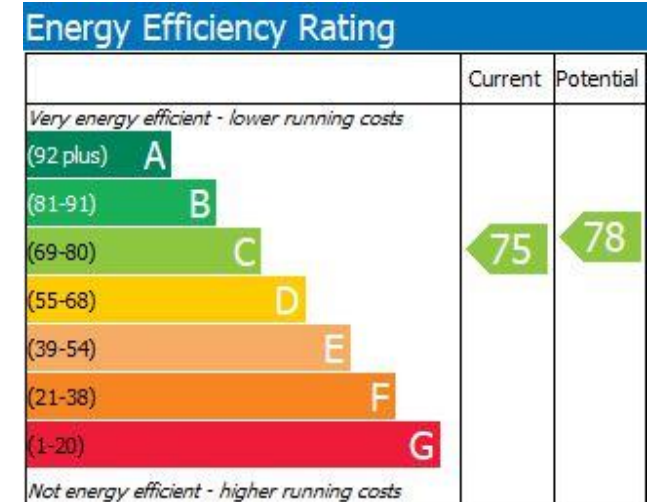
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



Route to View

From our Borough Green office proceed North up the High Street. Turn right at the end into Wrotham Road. At the first roundabout take the second left and at the second take the first turning heading towards West Kingsdown. Proceed straight over the next roundabout remaining on the A-20 London Road. After approximately 2.5 miles turn left onto Rushetts Road. The property can then be found on the right hand side towards the end of the road.

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.

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

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