



Ibbett Mosely

Rushetts Road, West Kingsdown, Sevenoaks TN15
6EY
Price Guide £1,100,000



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This substantial home with accommodation close to 3,000 sq ft. awaits its new family owner. Situated on a popular private road in West Kingsdown with its spacious lounge and formal dining space as well as a large open plan kitchen dining room looking out to the South facing rear garden.

Significantly the house offers great opportunities for separated accommodation with two of the larger bedrooms being linked that could offer space for an older child looking for more independence.

The rear garden is stunning and matches the size of this family home in similar proportions. A double garage with the in and out drive boasts fabulous parking options.

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- Close to 3,000 Sq Ft of Accomodation
- Large Southerly Facing Garden
- Open Plan Kitchen Diner
- Utility Room
- Large Lounge & Feature Fireplace
- Double Integrated Garage with Conversion Options
- In / Out Drive
- Popular Private Road
- EPC rating C
- Council Tax - Sevenoaks Band G

Located on the tranquil Rushetts Road in West Kingsdown, Sevenoaks, this impressive house offers a unique opportunity for those seeking a spacious family home in a private setting. With close to 3,000 square feet of accommodation, this property boasts five well-proportioned bedrooms and two bathrooms, providing ample space for family living.

The heart of the home is undoubtedly the large kitchen dining area, perfect for entertaining guests or enjoying family meals. The three reception rooms offer versatility, allowing for a cosy lounge with a formal dining space, catering to your lifestyle needs.

Set on a private road, this residence is surrounded by distinctive self-build homes, creating a sense of community and exclusivity. The large southerly facing garden is a true highlight, offering a sun-drenched outdoor space ideal for summer gatherings, gardening, or simply relaxing in the sun.

For vehicles, the property features a double garage accessible via an in-and-out drive, ensuring convenience and ease of access. This home is not just a place to live; it is a sanctuary that combines comfort, style, and practicality in a desirable location.

With its generous living spaces and beautiful outdoor area, this property is perfect for families looking to settle in a peaceful yet connected neighbourhood. Do not miss the chance to make this exceptional house your new home.

Description

Situated towards the end of a popular Private Road in West Kingsdown this substantial home is looking for a new family owner. A spacious home with large rooms throughout with a great sized entrance hallway incorporating a downstairs cloakroom for convenience. For those working from home it boasts a great sized study or as an option to become a play or hobby room. A large lounge incorporating a formal dining space has a large feature fireplace with wood burning stove, The kitchen diner is a very good sized open space that runs across the back of the home offering a great opportunity to extend or open more to the stunning garden to the rear. A useful utility room links the kitchen and integrated double garage which also gives great opportunity for further flexible development.

Upstairs the home boasts five bedrooms and two bathrooms. The main bedroom has integrated wardrobes and benefits from a ensuite bathroom. Two of the other good sized bedrooms link into each other and the largest room is L shaped running over the garage. This in our opinion gives flexibility of usage to become an annexe for an older child or could be separated further using the double garage below. A good sized four piece family bathroom services the other bedrooms.

The rear south facing garden is stunning. A large patio and covered area with fabulous wisteria over a hot tub we understand will be left. A large pond for those looking for a home for carp is in place and runs out to the large lawn in this private garden. A shed and greenhouse are positioned at the end of the garden.

The front of the house is very impressive with its in / out drive and double integrated garage giving great options for parking.

Location

The property is located in this sought after private Rushetts Road, West Kingsdown is a village in the Sevenoaks district of Kent. It is located on the A20, around 5 miles (8 km) southeast of Swanley, 5.5 miles (9 km) northeast of the town of Sevenoaks and 22.5 miles (36.2 km) from central London. The village, because of its situation near London, has grown considerably from a relatively small farming community to a popular commuter village. To the southwest of the main village are the rural housing developments of Knatts Valley and East Hill. To the north of the village lies the Brands Hatch motor racing circuit. There are four churches in the village: the parish church of St Edmund King and Martyr; West Kingsdown Baptist Church; the Roman Catholic church of St Bernadette; and Kings Church, an Evangelical church established in 1996.

The closest National Rail stations to the village are Eynsford and Kemsing, each located 4.6 miles away and Borough green a little further to the South and offers links to the City via Charing Cross and West End via Victoria. There are excellent road links via the A20 to the M26/M25 and M20 connecting to London, the coast and Ebbsfleet International.





Ground Floor



First Floor

Approx. Gross Internal Area 2945 ft² ... 273.6 m²

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 or tenant. 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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West Malling 01732 842668

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