



# CASTLE DRIVE

Kemsing | Sevenoaks | Kent | TN15 6RP

STUART REYNOLDS

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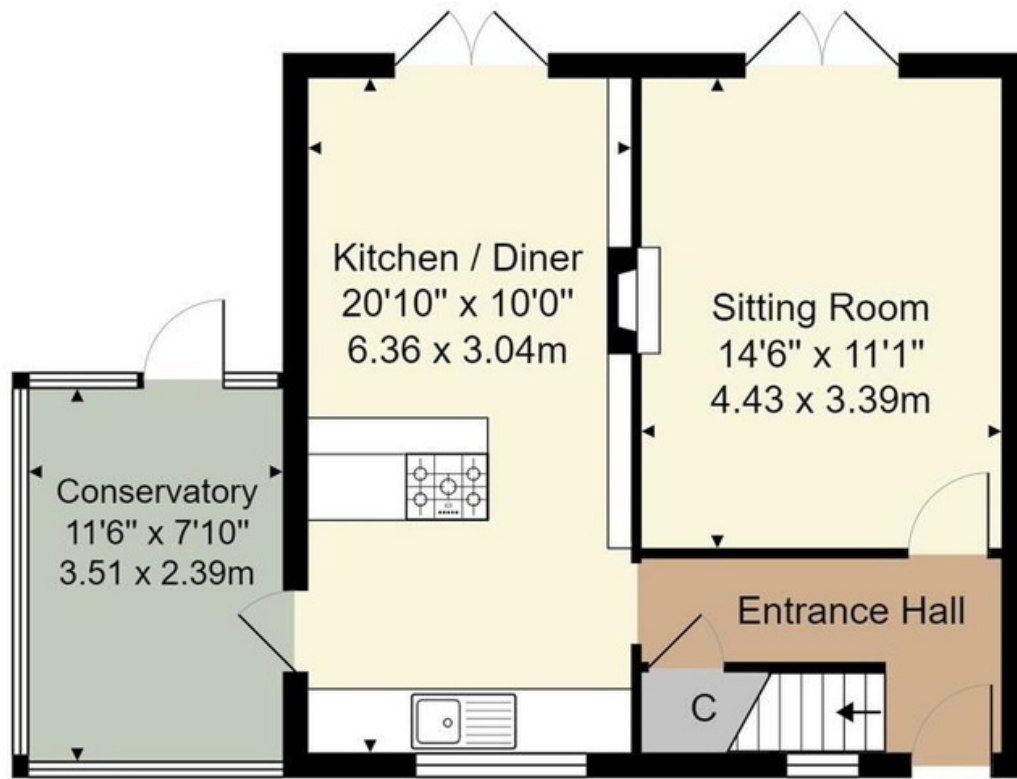
# Summary

Located in the highly sought after village of Kemsing, just outside Sevenoaks, this Semi Detached family home comes with full planning permission under reference 21/01851/FUL to divide the corner plot and construct a separate, 3 Bedroom, 2 Bathroom Detached House with accommodation spread across three floors. For those searching for a Family home to be enjoyed for years to come, the potential of being able to extend the existing home is equally fantastic but would obviously require a revised planning application.

Located on the corner of Castle Drive and Cleves Road, the home is afforded a very generous corner plot garden with a sizeable terrace which adjoins the South Westerly facing lawned garden. The home itself is believed to have been built in the 1950/60's and has been renovated by the current owners since being purchased in 2015. To the end of the entrance hall is a delightful, open plan Kitchen/Breakfast room plus Conservatory. The characterful Sitting Room with its fireplace & reclaimed parquet flooring is a separate reception and boasts french doors which directly open out to one of two patio terraces. Three first floor Bedrooms and Bathroom complete the internal layout.

Located approximately just under 4 miles from Sevenoaks, the village of Kemsing has long been a sought after destination of choice among those who wish for a village setting whilst enjoying the benefits of being nearby to a host of amenities. There are no fewer than 8 local Schools within a 2 mile radius from the home and Otford Rail Station is less than a mile away.





**Ground Floor**



**First Floor**

**Ground Floor**

Entrance Hallway

Kitchen/Breakfast Room - 20'10 x 10

Conservatory - 11'6 x 7'10

Sitting Room - 14'6 x 11'1

**First Floor**

Landing

Bedroom - 11'8 x 10'11

Bedroom2 - 12'7 x 10'17

Bedroom3 - 8'10 x 7'8

Bathroom

**Outside**

Large Corner Plot Garden

Private Driveway



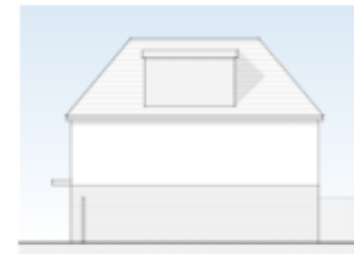
Front Elevation...



Left Flank Elevation...



Rear Elevation...



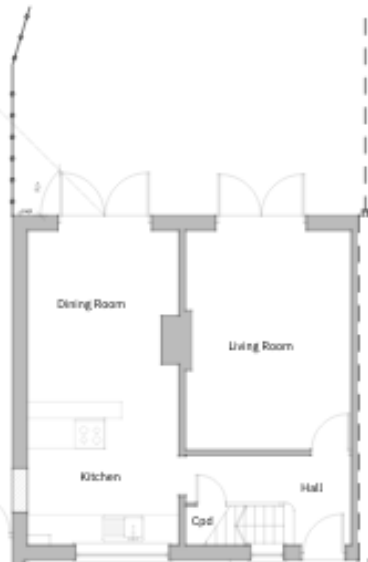
Right Flank Elevation...

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Scale 1:100



No. 63a



No. 63



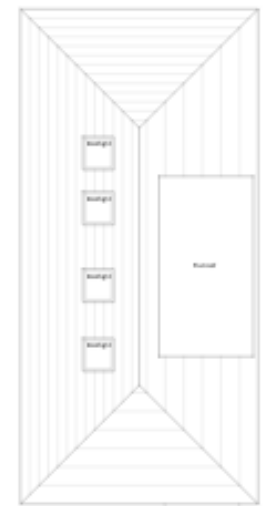
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No. 63



Second Floor Plan...



Roof Plan...

Ground Floor Plan...

Scale 1:50

First Floor Plan....



Proposed Site Plan...

Scale 1:200

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