



# JONATHAN HALL

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The Landway, Kemsing, Sevenoaks, Kent, TN15 6TG

Price Range £1,000,000 to £1,100,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)



## Accommodation

Ground floor: entrance hall with stairs to first floor and cupboard below; sitting room with open fireplace and double doors to the family room with a large sliding patio door and matching windows to the rear garden, log effect electric fire and oak effect Amtico flooring; dining room with bay window to front and built-in cupboard housing the gas boiler; kitchen/breakfast room with oak fronted wall and base cupboards and drawers, Corian worktops with sink and Brita filtered mixer tap, integrated dishwasher, integrated fridge, Rangemaster cooker with extractor hood above, and double doors to the conservatory with French doors to the garden; utility room with a butler sink and cupboard below and spaces for washing machine, tumble-drier and fridge/freezer; and cloakroom with WC and wash basin (potential for shower).

First floor: landing with loft hatch; principal bedroom with a lovely view over the garden and a range of fitted wardrobes and cupboards to one wall; bedroom two with built-in cupboard; bedroom three with a lovely view over the garden; bedroom with a lovely view over the garden and built-in airing cupboard and wardrobe; bedroom/study; and bathroom with a corner bath, shower cubicle, WC and wash basin.

## Outside

Front garden with lawn and borders stocked with a variety of flowering plants, shrubs, hedging and trees, side gate leading to the rear garden, driveway for several cars, and a garage with an up-and-over door to front, power and light and door to rear leading to the delightful westerly facing garden measuring approximately 125 feet (38 m) x 51 feet (15.5 m), mainly laid to lawn with borders stocked with a variety of flowering plants, shrubs and trees, including a magnolia and an apple tree, Indian sandstone patio adjacent to the rear of the property, pond, and outside hot and cold tap.

A well-presented and deceptively spacious 2052 sq ft five bedroom 1930s detached house with the potential to extend further (subject to planning permission), a delightful westerly facing rear garden, driveway, garage and NO ONWARD CHAIN.

The property is located on one of the most desirable roads in the popular village of Kemsing with its good selection of local amenities; only 1.5 miles from the village of Otford, with its train station with services to London from 29 minutes; and only four miles from the centre of the highly sought-after town of Sevenoaks, with its train station with services to London from 23 minutes.

## Agents Note

The property is freehold, in council tax band F, and has gas central heating and double glazing.

## Summary

- Well-Presented & Deceptively Spacious
- 1930s Detached House
- Three Reception Rooms & Conservatory
- Kitchen/Breakfast Room, Utility Room & WC
- Five Bedrooms & Bathroom
- Front Garden with Driveway & Garage
- Delightful 125ft Westerly Rear Garden
- One of the Most Desirable Roads in Kemsing
- Approximately 4 Miles from Sevenoaks
- Sevenoaks Station to London From 23 Mins





## Location

The popular village of Kemsing benefits from several shops, a village store/newsagents, café, a pub, an Indian restaurant, a Chinese take-away, a fish and chip shop, church, library, primary school, doctors surgery, a recreation ground with an excellent children's playground, cricket pitch, football pitches, tennis courts, beautiful walks in the surrounding countryside, including Kemsing Down Nature Reserve and the North Downs Way, and train station, with services to London Victoria (from 47 minutes).

The neighbouring popular village of Otford, also with its selection of similar local amenities including train station with services to London Bridge (from 29 minutes), Charing Cross (from 40 minutes) and Victoria (from 41 minutes), is approximately 1.5 miles away.



The sought-after historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, Knole House and Deer Park, and mainline station, with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes), is approximately 4 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station with services to London St Pancras (from 18 minutes) are both approximately 14 miles.

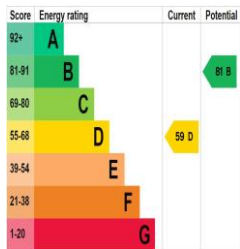
The M25 and the A21 can both be accessed within 6 miles.



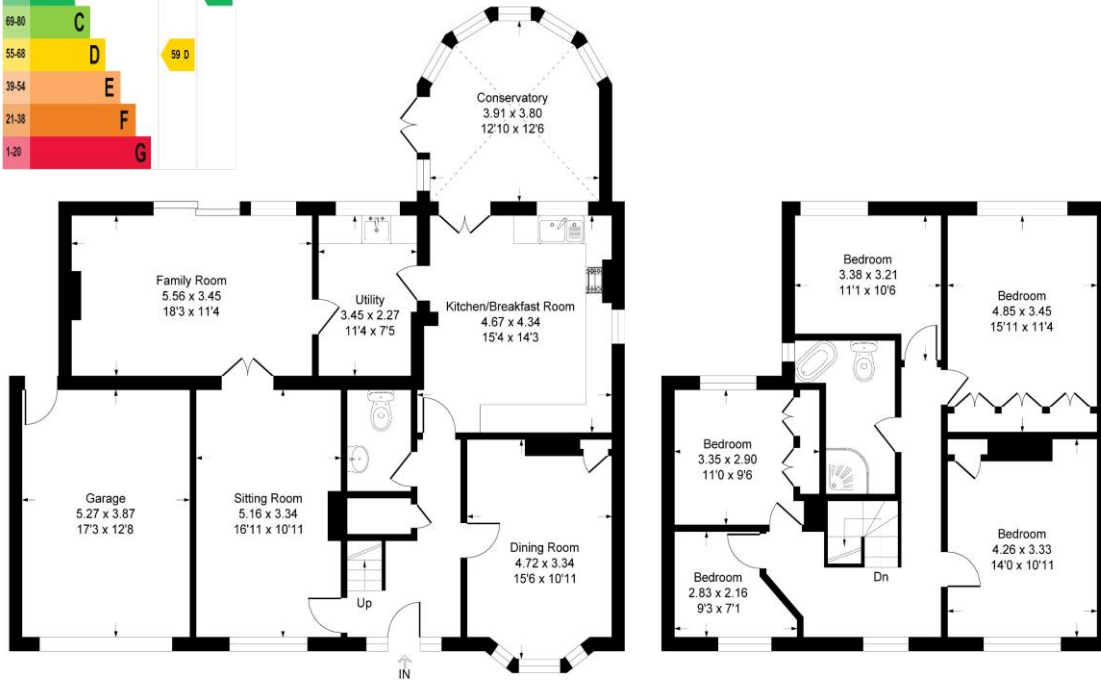
*A well-presented and deceptively spacious five bedroom 1930s detached house with potential to extend further (subject to planning), a delightful westerly facing rear garden, driveway and garage; located in a desirable road in the popular village of Kemsing.*







Approximate Gross Internal Area = 191 sq m / 2052 sq ft  
 Approximate Garage Internal Area = 21 sq m / 222 sq ft  
 Approximate Total Internal Area = 212 sq m / 2274 sq ft



Ground Floor

First Floor



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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