



# JONATHAN HALL

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Pilgrims Way, Kemsing, Sevenoaks, Kent, TN15 6LS

Price: Offers Over £2,000,000

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## Accommodation



Ground floor: a spacious entrance hall with an impressive glass and oak staircase to the first floor; a cloakroom with WC and washbasin; a large dual-aspect sitting room with a lovely fireplace, log burner, oak flooring and open-plan to a dining room with bi-fold doors onto the southerly terrace, a built-in cupboard and oak flooring; a kitchen/breakfast room with a stunning bespoke fitted kitchen, built by Great British Kitchens, comprising wall and base cupboards, drawers and quartz worktops, a large island with breakfast bar, two ovens, steam oven, induction hob with extractor hood above, teppanyaki hot plate, double sink, space for American fridge/freezer, integrated dishwasher, and open-plan to a large family room with bi-fold doors to the southerly terrace, and oak flooring; utility room fitted with tall cupboards and spaces for fridge/freezer, washing machine and drier; and a study with French doors to the rear.

First floor: landing, principal bedroom with dual-aspect, dressing room and en-suite bathroom with separate shower; guest suite with built-in wardrobe and en-suite shower room; bedroom with fitted wardrobe and Jack-and-Jill en-suite shower/steam room, and two large double bedrooms, one with a range of fitted wardrobes; and a large family bathroom with separate shower.

## Outside

There is a stunning southerly facing large paved terrace, ideal for al fresco dining and entertaining, with a garden hut, and paving continues to the side and rear of the property. There are delightful gardens, mainly laid to lawn and mature shrubs and trees. The property is accessed via a private shared road which leads to a large driveway, with electric gates, providing substantial parking, and an additional driveway leading to a double garage with power and water, and storage above, with possible annexe potential (STPP) and a workshop.

## Agents Note

The property is freehold, in council tax band G, and benefits from two air-heat source pumps, under-floor heating and double glazing. The vendor informs us there is a septic tank.

An impressive and substantial detached house, of 3533 sq.ft., which has been beautifully refurbished and extended, in an enviable position on the North Downs with southerly facing far-reaching views and set in delightful gardens approaching 1.4 acres. Located in a highly desirable position in the sought-after village of Kemsing with its local amenities, a short drive to the village of Otford, with its train station (with services to London from 29 minutes); and approximately four miles from the centre of the highly sought-after historic town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private schools, and train station (with services to London from 23 minutes).

## Summary

- Impressive & Substantial Detached House
- 3533ft sq.ft. House plus Garage & Workshop
- Beautifully Refurbished and Extended
- In An Envidable Position on the North Downs
- Far-Reaching Southerly Views
- Delightful Gardens Approaching 1.4 Acres
- 4 Receptions, Stunning Kitchen/Breakfast Rm
- 5 Bedrooms & 4 Bath/Shower Rooms
- Two Driveways & Double Garage
- Sevenoaks Station to London From 23 Mins





## Location

The popular pretty 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.

The neighbouring popular pretty village of Otford, also with its selection of local amenities including its popular primary school and two excellent prep schools, train station with services to London Bridge (from 29 minutes), Charing Cross (from 40 minutes) and Victoria (from 41 minutes), is approximately 1.6 miles away.



The sought-after historic market town of Sevenoaks, with its comprehensive range of shopping and leisure facilities, excellent state and private schools, including two Grammar schools and the renowned Sevenoaks 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 just over 4 miles away.

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

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



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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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