



JONATHAN HALL

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School Lane, West Kingsdown, Kent, TN15 6JN

Price Range: £850,000 to £900,000

jonathanhall.exp.uk.com

Accommodation



Ground floor: entrance hall with a stained glass entrance door, high ceiling with ornate cornice and staircases to the first floor and the lower ground floor; spacious sitting/dining room with high ceiling with ornate cornice and marble fireplace with wood burning stove; spacious kitchen/breakfast room with wall and base units with quartz worktops, range cooker, space for American fridge and wine cooler, exposed brick wall, staircase to the lower ground floor; utility room with space and plumbing for a washing machine and a tumble dryer, butler sink; cloakroom with WC and washbasin; and a bathroom with bath, separate shower cubicle with monsoon shower head, washbasin and WC, underfloor heating.

Lower ground floor: hall; games room open-plan to a TV room; and two storerooms.

First floor: landing; bedroom with en-suite shower room with shower cubicle, WC and washbasin; bedroom with dressing room/potential ensuite; and a family shower room with shower cubicle, WC and washbasin.

Second floor: landing; and three bedrooms with far-reaching rural views.

Outside

The front garden has mature shrubs and hedging, a large block-paved driveway providing substantial parking, a large garage and a side gate leading to the rear garden. The delightful rear garden has a lawn, resin pathways and patio, a paved patio, decking, a home office at the rear of the garden which is insulated and CAT5 cabled, double gates at the rear, which our vendor informs us they have a right of way over.

A handsome and deceptively spacious approximately 3134 sq. ft. (plus a large garage) five bedroom Victorian semi-detached house with a wealth of period features, rural views, a delightful rear garden with home office, driveway and a large garage. Located in a pleasant semi-rural location in the village of West Kingsdown with its range of local amenities, Brands Hatch Mercure Hotel and Spa, with its fitness centre and pool and a short drive to The London Golf Club and within 7 miles to Swanley station with services to London from 19 minutes.

Summary

- Handsome Victorian Semi-Detached House
- Deceptively Spacious & Superbly Presented
- In Village with Range of Local Amenities
- Sitting/Dining Room, Kitchen/Breakfast Room
- Games Room Open-Plan to TV Room
- Utility Room, Cloakroom & Two Store Rooms
- Five Bedrooms & Three Bathrooms
- Driveway & Large Garage
- Delightful Rear Garden with Home Office
- Swanley Station (from 19 Minutes to London)

Agents Note

The property is freehold, in council tax band E and benefits from double glazing and gas central heating.





Location

West Kingsdown is in the district of Sevenoaks, and benefits from a variety of shops including Coop, The Gamecock Public House, The Portobello Inn, The Rajdani Indian Restaurant, Kings Garden Chinese Take-Away with fish and chips, a couple of Cafes, a medical centre, a library, a petrol station, St Edmunds Church of England Primary School with a good Ofsted report, a Church of England Parish Church, a Baptist Church, a Catholic Church, Brands Hatch Mercure Hotel and Spa, with its fitness centre and pool; and the famous Brands Hatch Racing Circuit.

The exclusive London Golf Club and Brands Hatch Place Hotel and Spa are a short drive away.

Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 4 miles away.



Swanley town centre with its range of shopping, including Asda Superstore, weekly market and leisure facilities, including Whiteoak Leisure Centre and Swanley Park with its lovely boating lake and mini railway; and railway station, with services to London Bridge (from 19 minutes), Charing Cross (from 31 minutes), Victoria (from 31 minutes) and Blackfriars (from 35 minutes), is approximately 6.5 miles away.

Sevenoaks town centre, with its comprehensive range of shopping and leisure facilities, schools and railway station, is approximately 8 miles away.

Blewater shopping centre is within 9 miles.

The M25, M20 and M26 can all be accessed within approximately 5.3 miles.



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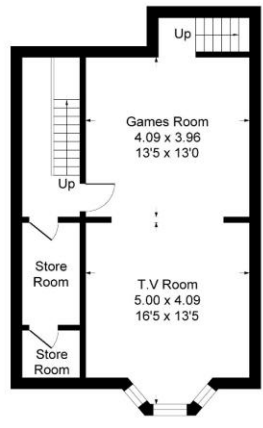




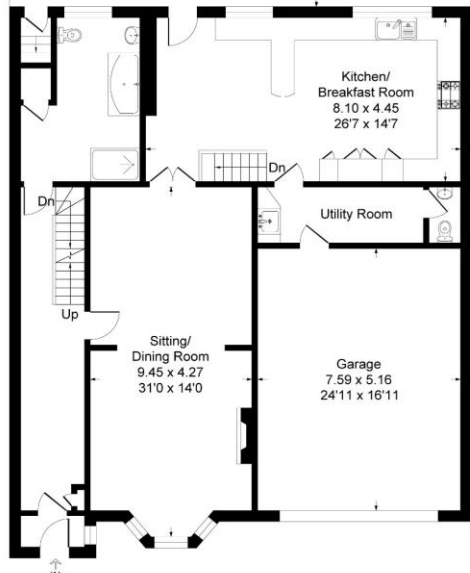


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

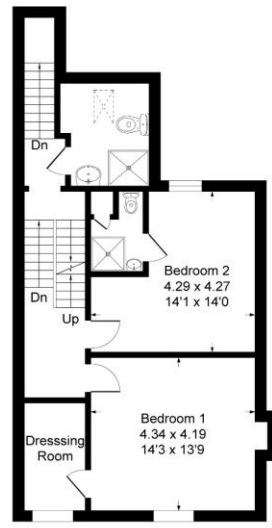
Approximate Gross Internal Area
 291.3 sq m / 3134 sq ft
 Garage = 39.1 sq m / 422 sq ft
 Total = 330.4 sq m / 3556 sq ft



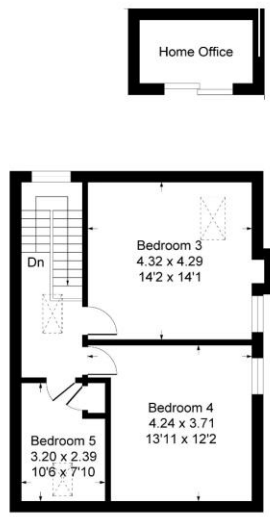
Lower Ground Floor



Ground Floor



First Floor



Second 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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