



JONATHAN HALL

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St Ediths Cottages, Kemsing Road, Kemsing, Sevenoaks, Kent, TN15 6NW

Price Range: £550,000 to £600,000

jonathanhall.exp.uk.com

Accommodation



Ground floor: entrance hall with stairs leading to first floor; sitting room with fireplace and wood burning stove and oak flooring; kitchen/breakfast room fitted with a range of wall and base cupboards and drawers, solid wood worktops, Aga, a double bowl butler sink with mixer tap, dishwasher, integrated fridge, and door to rear garden; dining room with French doors to rear garden; and utility room with fitted cupboards, freezer, washing machine, drier and door to rear garden.

First floor: landing with built-in cupboard and stairs to second floor; bedroom one with dual aspect and delightful far-reaching rural views to front and side and fitted with a range of wardrobes and cupboards; bedroom three with far-reaching rural views, bathroom with bath with mixer tap, separate shower cubicle, washbasin and WC and far-reaching rural views.

Second floor: bedroom two with dual aspect, delightful far-reaching rural views and built-in eaves storage.

Outside

There is a driveway for two cars leading to an en-block garage, and there are pleasant gardens to the front, side and rear of the property, which are mainly laid to lawn with flowering plants, shrubs, mature hedging, trees, paved patio adjacent to the rear of the property, greenhouse and shed; and the plot extends to approximately 0.15 of an acre.

Agents Note

The property is freehold, in council tax band E, and benefits from LPG fired heating, mains electric, mains water and private drainage (which we are awaiting further information regarding).



A charming and deceptively spacious three bedroom end-of-terrace cottage with potential to extend (subject to planning), beautiful far-reaching countryside views, pleasant gardens, garage, driveway for two cars, on a plot of approximately 0.15 acres and NO ONWARD CHAIN. Situated in a delightful rural location between the sought-after villages of Kemsing and Wrotham with their range of local amenities, and approximately 6.7 miles from the centre of the highly sought-after historic town of Sevenoaks, with its comprehensive range of shopping, leisure facilities and state and private schools, and train station (with services to London from 23 minutes).

Summary

- Spacious End-of-Terrace Character Cottage
- Potential to Extend (Subject to Planning)
- Approximately 1229 sq. ft. Accommodation
- Beautiful Far-Reaching Countryside Views
- Sitting Room, Dining Room
- Kitchen/Breakfast Room, Utility Room
- Three Bedrooms, Bathroom
- Front and Rear Gardens (Plot 0.15 acre)
- Driveway for Two Cars & Garage
- Sevenoaks Station to London from 23 mins



Location

The popular pretty village of Kemsing with its range of local amenities including several shops, including a village store/newsagents, café, pub, Indian restaurant, Chinese takeaway, fish and chip shop, church, library, primary school, doctors' surgery, 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, is approximately 2.3 miles away.

The sought-after historic village of Wrotham with its village shop, hairdressers, popular primary school, secondary school, recreation ground with an excellent children's play area, cricket pitch, four pubs and a church; is approximately 1.3 miles away.



Borough Green and Wrotham railway station, with services to London Bridge (from 37 minutes), Charing Cross and Victoria, is approximately 2.3 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 6.6 miles away.

Bluewater Shopping Centre is approximately 12 miles. The M20 and the M26 can both be accessed within 2.6 miles.



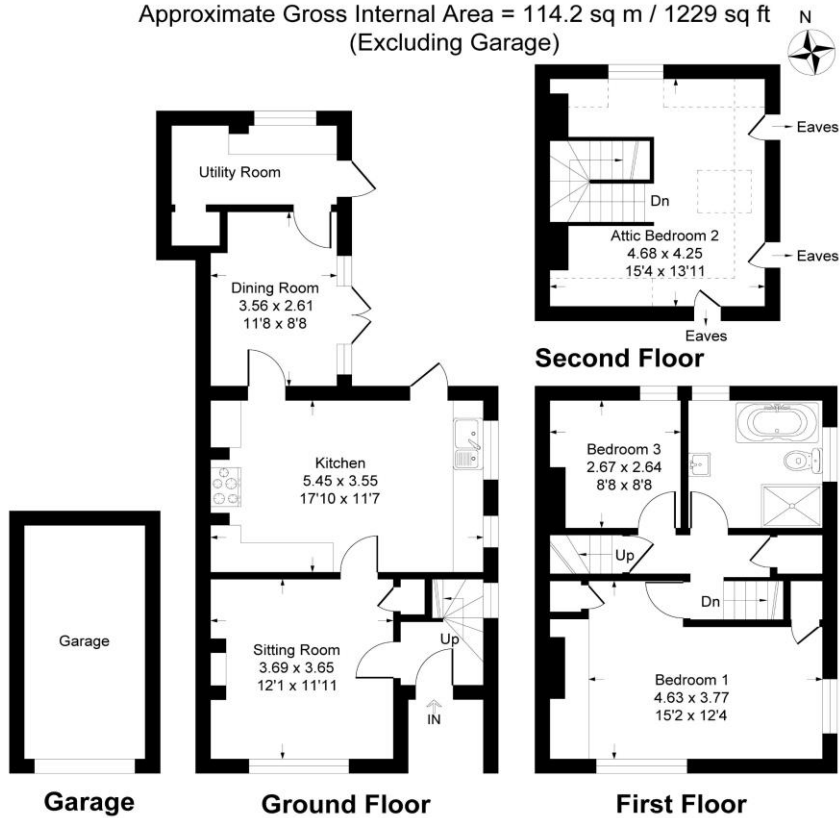
A charming and deceptively spacious end-of-terrace character cottage with potential to extend (subject to planning permission), a pleasant large rear garden, beautiful countryside views, driveway for two cars, garage situated in a delightful rural location.







Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft
(Excluding Garage)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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