



JONATHAN HALL

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Crowdleham House, Heaverham Road, Kemsing, Sevenoaks, TN15 6NG

Price range: £450,000 - £500,000

jonathanhall.exp.uk.com

Accommodation



Ground floor: grand communal entrance hall leading to the apartment. Entrance door to a hall with range of cupboards; a spacious dual-aspect sitting/dining room with delightful rural views with French doors to communal gardens; kitchen/breakfast room fitted with a range of classic Shaker style wall and base cupboards and drawers, oak worktops, sink, built-in oven, built-in microwave, integrated dishwasher, fridge/freezer and washing machine, island with electric hob, incorporating a breakfast bar with stools, window seat, window shutters and delightful rural views; principal bedroom with large bay window overlooking communal gardens, range of fitted wardrobes and cupboards, feature fireplace, and door to an ensuite WC with wash hand basin and WC; bedroom two with built-in cupboard; family bathroom with a shower-bath with shower above, washbasin with vanity unit below and WC.



Outside

There is a brick and Kent ragstone wall with railings to the front and there is a sweeping in-and-out driveway with an allocated parking space and pleasant communal gardens which are mainly laid to lawns, with borders stocked with a variety of plants and shrubs; hedging and trees.

A stunning and spacious ground floor apartment in a beautiful Grade II listed building, with delightful rural views, pleasant communal gardens, parking, a spacious sitting/dining room, a beautiful kitchen/breakfast room, bedroom with ensuite WC, bedroom two, and bathroom. The property is located between the sought-after hamlet of Heaverham and the popular village of Kemsing with its range of amenities including railway station with services to London. Sevenoaks town with its excellent shopping, leisure and schools, and railway station with services to London Bridge from 22 minutes, is approximately 5 miles away.

Agents Note

The property is leasehold with a share of the freehold, is in council tax band F and benefits from mains electric, water, and drains. The lease is 999 years from September 2010, the service charge is £1800 per annum and the ground rent peppercorn.

Summary

- Stunning Spacious Ground Floor Apartment
- Beautiful Grade II Listed Building
- Spacious and Beautifully Presented
- Delightful Rural Views
- Sitting/Dining Room, Kitchen/Breakfast Room
- Bedroom with Ensuite WC
- Bedroom Two, Bathroom
- Pleasant Communal Gardens
- Allocated Parking Space
- Located Between Heaverham & Kemsing





Location

The popular pretty historic village of Kemsing benefits from a good range of local amenities including several shops, including a village store/newsagents, café, pubs, 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.

The popular pretty village of Otford, with its range of local amenities and railway station with services to London Bridge from 29 minutes, Charing Cross from 40 minutes and Victoria from 41 minutes, is approximately 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 approximately 5 miles away.

Bluewater Shopping Centre is approximately 13 miles.

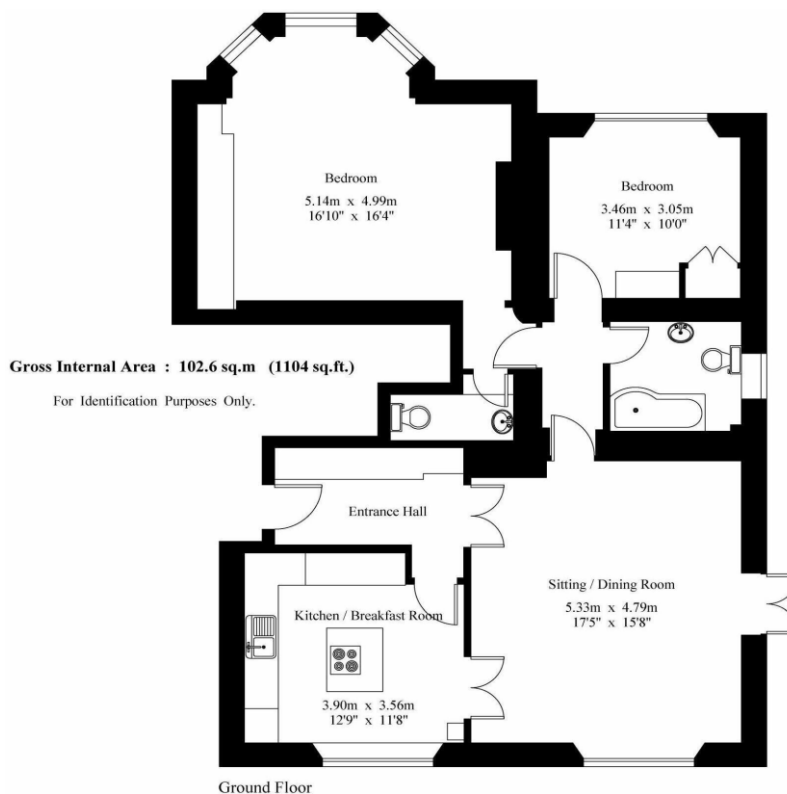
Access to the A21, leading to the M25 is approximately 7 miles away.



A stunning, spacious and superbly presented ground floor apartment in a beautiful Grade II listed building, with delightful rural views, pleasant communal gardens and parking; located between the sought after hamlet of Heaverham and village of Kemsing.







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		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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If you need get in touch, please contact me on
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