



JONATHAN HALL

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Castle Drive, Kemsing, Sevenoaks, Kent, TN15 6RP

Price Range: £575,000 to £600,000

jonathanhall.exp.uk.com



A beautifully presented, deceptively spacious, and extended semi-detached house, with a pleasant and secluded rear garden, cabin/studio/home office, outbuilding used as an office, driveway, garage, two/three reception rooms, stunning kitchen/breakfast room, utility room, WC, three/four bedrooms, bathroom and shower room. Located in the popular village of Kemsing with its local amenities and a one-mile walk to the village of Otford with its railway station with services to London from only 29 minutes.

Summary

- Deceptively Spacious & Extended Semi
- Beautifully Presented Accommodation
- Cabin/Studio/Home Office
- Two/Three Reception Rooms, WC
- Stunning Kitchen/Breakfast Room, Utility Rm
- Four/Three Bedrooms, Bathroom, Shower Rm
- Front Garden with Driveway & Garage
- Pleasant & Secluded Rear Garden
- Close to Local Amenities
- Local Train Station (from 29 mins to London)

Accommodation

Ground floor: porch, cloakroom with WC and washbasin, entrance hall, stunning kitchen/breakfast room fitted with a range of Shaker style wall and base cupboards and drawers, worktops, butler sink, hob with cooker hood above, built-in oven, integrated dishwasher, built-in cupboard and open-plan to the dining room with a skylight/roof lantern and French doors to the garden; sitting room with French doors to the garden and a study area with fitted shelving; study/bedroom four; utility room with wall and base cupboards and drawers, worktops, sink, with spaces for washing machine and dryer, and door to the garage.

First floor: landing; bedroom one with dual-aspect; bedroom two with a built-in cupboard/wardrobe and a hatch to the part-boarded loft with a pull-down ladder; bedroom three, and two shower rooms each with a shower, washbasin and WC.

Outside

Front garden with flowering plants, shrubs, a block-paved driveway for two cars and the garage with power and light and a door to a workshop/storeroom with access to the rear garden. Pleasant and secluded rear garden with a lawn, flowering plants, shrubs, mature hedging, trees, paved patio and a lovely cabin/studio/home office with power and light and a smaller outbuilding used as an office/bar.

Agents Note

The property is freehold and in council tax band E and benefits from double glazing, gas-fired central heating, and mains gas, electric, water and drainage.





Location

The popular pretty village of Kemsing benefits from a good 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).

The popular pretty village of Otford, with its range of local amenities railway station with services to London Bridge from 29 minutes, Charing Cross from 40 minutes and Victoria from 41 minutes, is approximately a one-mile walk.



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 3.5 miles away.

Access to the A21, leading to the M25 is approximately 5 miles away.



A beautifully presented, deceptively spacious and extended three/four bedroom semi-detached house with a pleasant and secluded garden, a studio/home office, driveway and garage; located in the popular 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		
(69-80) C		79
(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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