



£900,000 to £950,000 -Large five bedroom period property with space for any growing family boasting 3556 sq ft of accommodation. Presented to an impeccable standard with the accommodation arranged over four floors, this property offers high ceilings to the sitting room and dining room and the converted basement has created an additional two rooms currently utilised as a second sitting room and games room. Built around 1850, there is a wealth of period features beautifully combined with modern touches. This appealing home is located on the outskirts of the village of West Kingsdown down a country lane flanked by farmland to both sides. Approached via a brick block paved driveway, the property gives a pleasing first impression with bay window to the ground floor and entrance porch with ornate balustrading above and around the steps up to the front door. Attached garage to the side with off road parking for several cars and home office to the rear.

2 Bayldon House

School Lane, West Kingsdown, Kent, TN15 6JN Freehold



£900,000 to £950,000

Ground floor

Entrance lobby

Storage seat, tiled floor and window to side

Entrance hall

28'6 x 5'10

High ceilings with ornate cornicing and ceiling rose, dado rail, stairs to first floor and lower ground floor.

Sitting room

16'8 into bay x 13'11

High ceilings with ornate cornicing, ceiling rose, log burning stove with marble hearth, double glazed bay window and open to dining room.

Dining room

14'0 x 13'0

High ceilings with ornate cornicing and ceiling rose door to kitchen/breakfast room.

Kitchen/breakfast room

26'7 x 14'7

Exposed brick, decorative cast iron oven, quartz worktop, breakfast bar, sink, drainer, wall and base units, space for range cooker, wine cooler, dishwasher, space for American style fridge freezer, stable door to garden, double glazed window with views towards the garden, door to utility room and stairs to the games room.

Utility room

13'10 x 4'11

Worktops, butler sink, plumbed for washing machine, wall units and space for tumble dryer. Door to garage.

Cloakroom

4'11 x 3'0

WC and wash basin.

Bathroom

14'4 x 10'8 max (7'5 min)

Roll top bath, walk in double shower cubicle, vanity wash basin, WC, 2 Victorian style heated towel rails and storage cupboard.

Lower ground floor

Hallway

Staircase, store room, and door to games room.

Games room

14'0 x 13'10

Coved, open to TV room and stairs to kitchen

TV room

16'5 into bay x 13'8

Double glazed window to front, coved ceiling.

Half landing

Stairs down and door to garden, stairs up to first floor.

Shower room

9'4 x 7'8 max

Velux window, shower cubicle, vanity wash basin, WC and heated towel rail

First floor

Landing

Ornate cornicing, dado rail and stairs to second floor.

Bedroom one

14'3 x 13'9 plus 9'10 x 6'0 dressing room

High ceilings with ornate cornicing, double glazed window to front and door to dressing room with a range of hanging rails and storage units.

Bedroom two and en-suite

14'1 x 14'0

Ornate cornicing, double glazed windows with views over the garden towards countryside. En-suite shower room with shower, cubicle, WC, wash basin and cupboard.

Second floor

Top floor landing

Window to rear, Velux window, dado rail and loft access.

Bedroom three

14'2 x 14'1

Double glazed window to side and Velux window.

Bedroom four

13'11 x 12'2

Double glazed window to side.

Bedroom five

10'6 x 7'10

Velux window and cupboard.

Front

Stairs to entrance lobby, driveway for a number of cars leading to the double garage.

Garage

24'11 x 16'11

Electric up and over door, power and eves storage.

Rear garden

80 x 50

Paved patio, flower beds, lawn, resin pathway, well stocked beds and boarders with plants and shrubs, external lighting, tap, home office with Cat 5 cabling and gated rear access.

Home office

Power, Cat 5 cabling providing internet, patio doors to garden, insulated and electric wall mounted heater.

Location

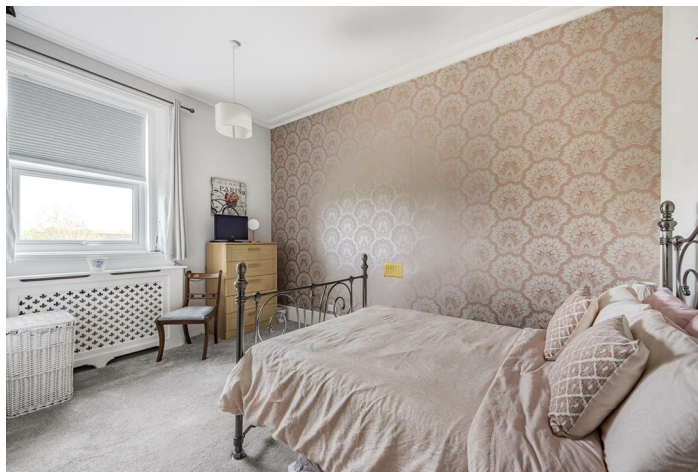
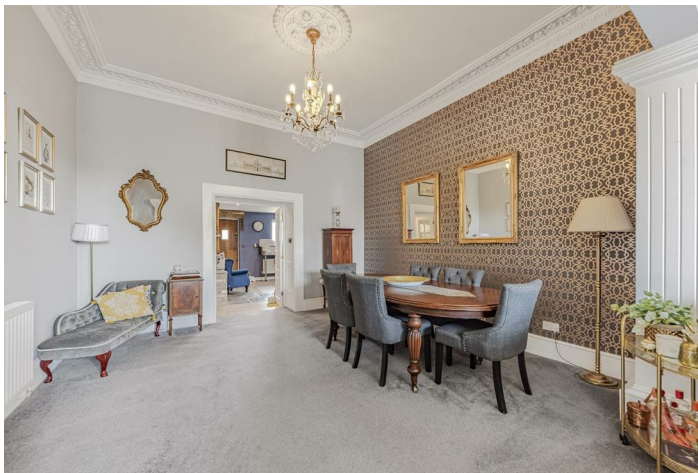
West Kingsdown benefits from a variety of shops, two pubs, restaurants/takeaways, doctors surgery, primary school, library, petrol station and churches, Brands Hatch Mercure Hotel and Spa, with its fitness centre and pool; and the famous Brands Hatch Circuit (residents are given two free yearly adult passes to Brands Hatch). The renowned London Golf Club and Brands Hatch Place Hotel and Spa are a short drive away.

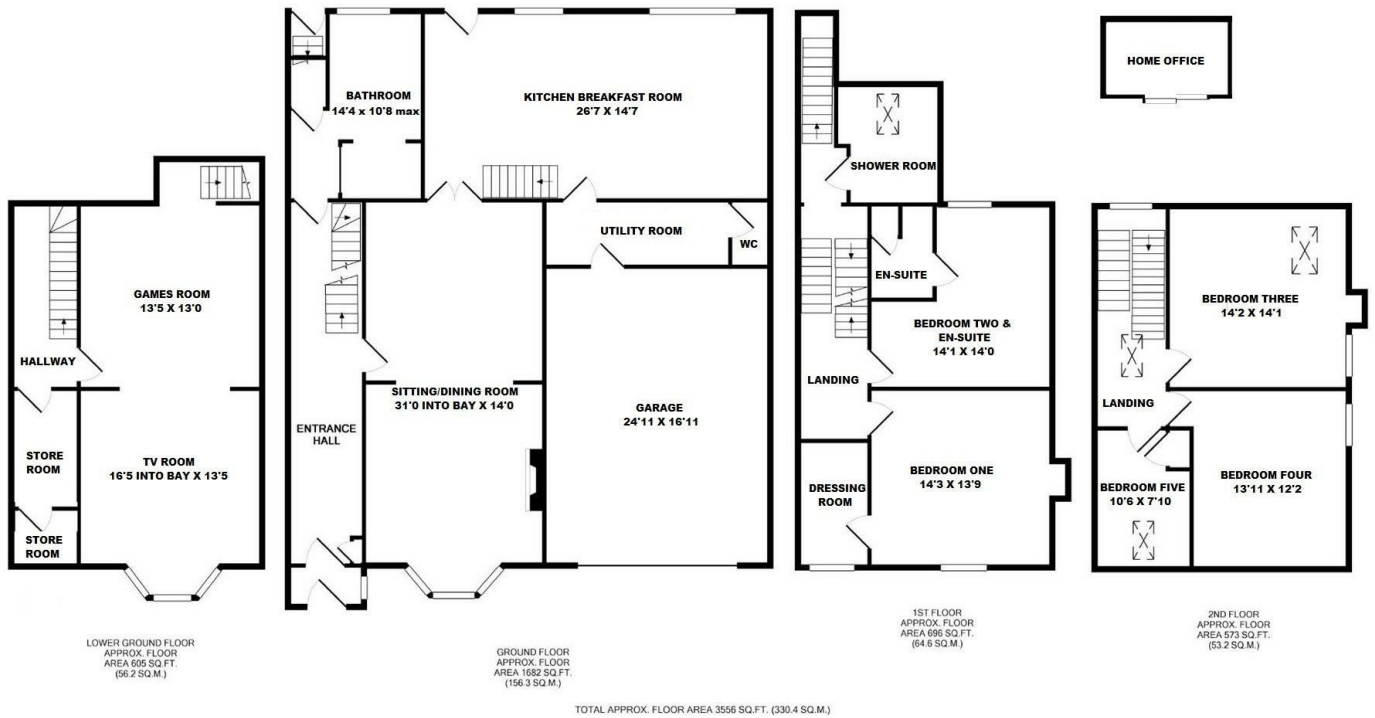
There are a number of near by villages including Farningham, Eynsford, Borough Green, Meopham offering further amenities, schooling and train stations.

Agents notes

The property is freehold, built of standard construction, has double glazing, gas fired central heating, electricity and gas currently provided by EON, water and drainage via South East water. Sky provides TV, phone and broadband with fibre to the cabinet.







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