



Kings are delighted to bring to market with no onward chain, Vacuna, Rye Lane, a beautifully presented and extended two bedroom semi detached family home. The ground floor of the property comprises a hallway leading to all rooms, reception, cloakroom, garage (internally accessible) and a beautifully finished kitchen/diner/family area with bifold doors that look directly out to the 135 ft (approx) rear garden and beautiful views beyond it. The first floor offers two double bedrooms, guest room/study and a stunning family shower room. Externally the property also offers a large driveway suitable for up to five cars.

Vacuna is set amongst a beautiful landscape on the outskirts between Dunton Green village and Otford Village providing local amenities and a mainline station with excellent links to London via Dunton Green station (approx. 1.2 miles) to London Bridge/Charing Cross/Cannon Street. Sevenoaks (approx. 2.3 miles) to London Bridge/Charing Cross. A range of excellent primary and secondary schools are also within reach making for an ideal family location. The owners have advised the agent that a further extension over the attached garage is possible (Subject to planning consent) due to the garage having the foundations suitable for two storeys. Viewing is highly recommended to appreciate this wonderful property and its scenic location.

## Vacuna Rye Lane

Dunton Green, Sevenoaks, Kent, TN14 5JD Freehold



Guide Price £625,000

## Ground Floor

### Entrance Hall

Flooring as laid, radiator, understairs storage cupboard, entrance to living room & kitchen diner, entry to WC.

### Cloakroom

Flooring as laid, WC.

### Reception room

Carpet as laid, radiator, double glazed windows to front aspect.

### Reception Room/Dining room

Flooring as laid, radiator, underfloor heating throughout, skylight above dining area, fully opening bifold double glazed doors to rear garden.

### Open plan kitchen

Flooring as laid, comes fully equipped with dishwasher, fridge, ceramic 4 burner electric stove with overhead extractor fan, electric fan oven and grill, a range of cupboards & drawers with worktops, sink and drainer, breakfast bar with low hanging downlights, skylight, double glazed window to rear aspect.

### Utility room

Flooring as laid, space for fridge/freezer, cupboards, space for washing machine, combination boiler, entry to garage.

## First Floor

### Landing

Carpet as laid, double glazed window to side aspect, loft access includes a loft ladder.

### Master Bedroom

carpet as laid, radiator x 2, integrated wardrobes, decorative paneling on wall, juliet balcony with double glazed french doors with windows either side.

### Bedroom 2

Carpet as laid, radiator, double glazed window to front, integrated wardrobes.

### Guestroom/study

Carpet as laid, radiator, double glazed window to front aspect.

### Bathroom

Flooring as laid, large walk in shower, standalone bath, double glazed window to rear aspect, twin wash hand basins and vanity mirror, part tiled walls.

### Externally

The property benefits from a large driveway for up to five cars with entry to the garage. To the rear, you

will find a beautiful 135 ft (approx) garden with lawn as laid with a decking space for hosting in which you can see the stunning views beyond the plot.

### Additional information

The vendors have advised us that the garage was built with a potential double storey extension in mind, therefore, the double storey foundations required have already been put in.

Cesspit is emptied once per year and costs between £150-£200 per collection as per advisement of the vendors. There is oil heating at the property and the vendors have noted that they have needed to refill the tank once per year with the last cost being £400.

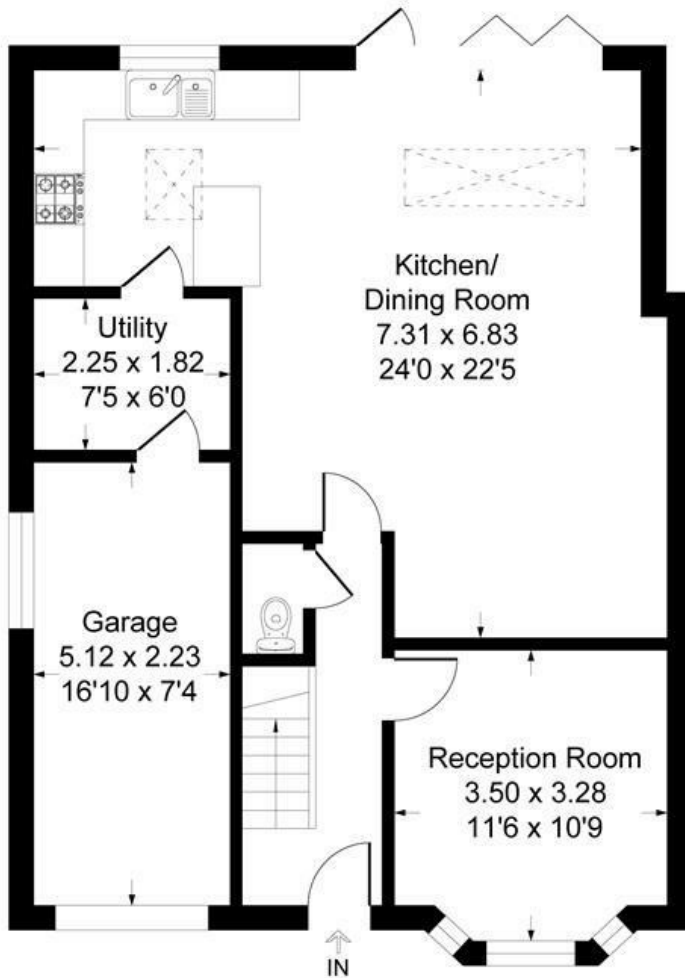




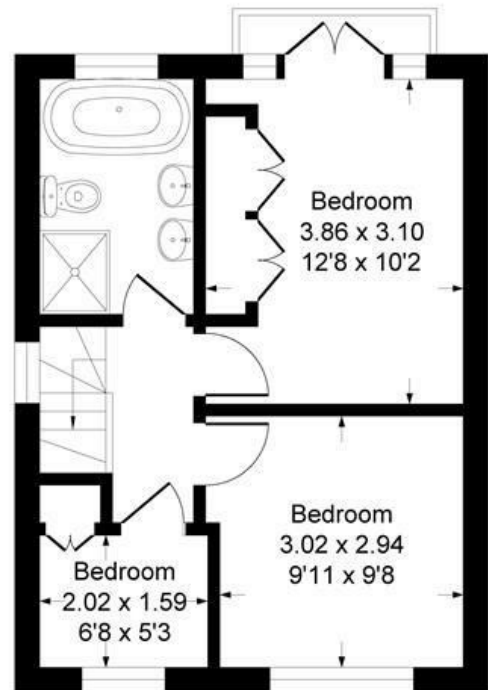
# Vacuna, Rye Lane, TN14

Approximate Gross Internal Area = 112.5 sq m / 1212 sq ft

Garden  
38.80 x 9.44  
127'4 x 31'0  
(Approx)



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

