



Constructed in the 1960s, Copperfields was designed by renowned architects Fry, Drew & Partners to be clusters of two, three and four houses built on the old grounds of a country house. Described as being "a naturalistic and intimate group of houses by two of the most important figures in 20th-century British architecture", this generously proportioned four double bedroom family home is found at the foot of the North Downs within easy reach of a number of doorstep amenities including a collection of local shops, a shortcut leading to Otford rail station with its links to London Victoria and Charing Cross, the well regarded primary school, as well as the nearby boys and girls Grammar schools. A wider array of all shopping, social, leisure and educational facilities can be found in the larger neighbouring town of Sevenoaks, including beautiful Knole Park.

Totalling 2212 sqft the well planned and presented accommodation is generously proportioned throughout and currently comprises a welcoming entrance hallway with wc off, 22ft sitting room with bay window, 20ft dining room / conservatory, separate family room / office, superbly appointed 23ft kitchen / breakfast room, master bedroom with en-suite facility, three further double bedrooms and the recently modernised family bathroom. Additional benefits include the granted planning consent for the conversion of the integral garage and construction of a new double garage, substantial driveway parking provision and delightfully private / sunny gardens which envelope the property. Your internal viewing comes highly recommended in order to fully appreciate all this most comprehensive of family homes has to offer.

28 Copperfields

Kemsing, Kent, TN15 6QG Freehold



Guide Price £875,000

ENTRANCE HALL

Spacious and welcoming entrance hallway has double glazed entrance door with accompanying twin full height opaque double glazed windows, radiator, inset downlighting, tiled flooring, staircase to first floor landing and doors to all rooms.

GROUND FLOOR WC

Opaque window to front, heated towel rail continuation of tiled flooring, inset downlighting, contemporary white suite comprising concealed flush WC and wall mounted wash basin, door to built in storage closet.

SITTING ROOM

Generously proportioned main reception room is triple aspect with feature box bay window to rear providing delightful garden aspect, as well as double glazed windows to each side. Two double radiators, attractive wood flooring, wood clad and beamed ceiling, inset wood burner with tiled hearth as the focal point for the room, telephone point, TV aerial lead and social open plan aperture through to the conservatory/dining room.

DINING ROOM / CONSERVATORY

Double glazed vaulted ceiling with ceiling fan, double glazed panels to two sides providing a panoramic aspect of the gardens. Single door to side garden area and double doors to rear garden, radiator, tile effect flooring with underfloor heating, exposed brick feature walls and doorway providing access to the neighbouring kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM

Triple aspect room with double glazed windows to both front and rear, as well as double glazed french doors to side garden area. Inset down lighting, contemporary style tall radiator, and a continuation of the tiled flooring from the hallway. The kitchen itself comprises a matching series of contemporary wall and base units, set with work surface tops incorporating stainless steel sink unit and drainer. Range style cooker with seven ring gas hob to remain, space and plumbing for further utilities. Open breakfasting area with space for table and chairs, series of built in storage cupboards and return door to entrance hall.

FAMILY ROOM / OFFICE

Double glazed door to rear providing direct garden access, accompanying window to rear as well as skylight window, contemporary style tall radiator, feature exposed brick wall, fitted carpet and access door through to the integral garage.

FIRST FLOOR LANDING

Double glazed window to front, radiator, fitted carpet, door to usefully spacious landing storage closet housing the wall mounted boiler, all doors off.

MASTER BEDROOM

Spacious dual aspect double bedroom has double glazed window to side and further high level double glazed window to the other side. Vaulted wood clad ceiling, radiator, fitted carpet, TV aerial lead and a series of built in wardrobe fittings, complete with additional overhead storage cupboards. Open plan access to the en-suite shower area.

EN-SUITE SHOWER

Open plan en-suite with double glazed window to side comprises a full size step in shower cubicle with sink unit set in vanity surround with storage cupboards beneath.

BEDROOM TWO

Double bedroom has double glazed window to side and further high level double glazed window to the other side. Vaulted wood clad ceiling, radiator, fitted carpet, double wardrobe with sliding mirrored fronts to remain.

BEDROOM THREE

Double bedroom has double glazed window to side and further high level double glazed window to the other side. Vaulted wood clad ceiling, radiator, fitted carpet and a comprehensive series of built in wardrobe fittings including a corner display unit.

BEDROOM FOUR

Double bedroom with double glazed window to rear, radiator, fitted carpet and painted wood clad ceiling.

FAMILY BATHROOM

Recently modernised family bathroom has double glazed window to front, heated towel rail, tiled flooring and predominately tiled walls to compliment, contemporary white suite comprises a shower end bathtub with wall mounted shower unit and screen, close coupled WC and wash basin with integrated storage cupboard beneath.

GARAGE AND PARKING

Full width paved driveway providing parking for multiple cars, leading to the integral single garage. The garage is currently used as a utility room / home gym with space saver roller door to front, vinyl flooring, series of matching wall and base units for storage with roll top work surface incorporating stainless steel sink unit and drainer, space and plumbing for additional utilities, power and light connected.

GARDENS

Delightful private gardens are predominately found to the rear of the property, boasting a sunny aspect. There is a substantial paved patio terrace which is ideal for seating and entertaining, which continues along the left hand side of the property. The main garden area is predominately lawned with a number of mature trees and shrubs providing a high degree of privacy. The gardens also benefit from an allotment area, greenhouse and a spacious timber storage shed to the corner of the plot.

PLANNING CONSENT

22/02137/HOUSE | Single storey extension to front of property with new rooflight over. Conversion of existing garage. Construction of new double garage. |

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band F

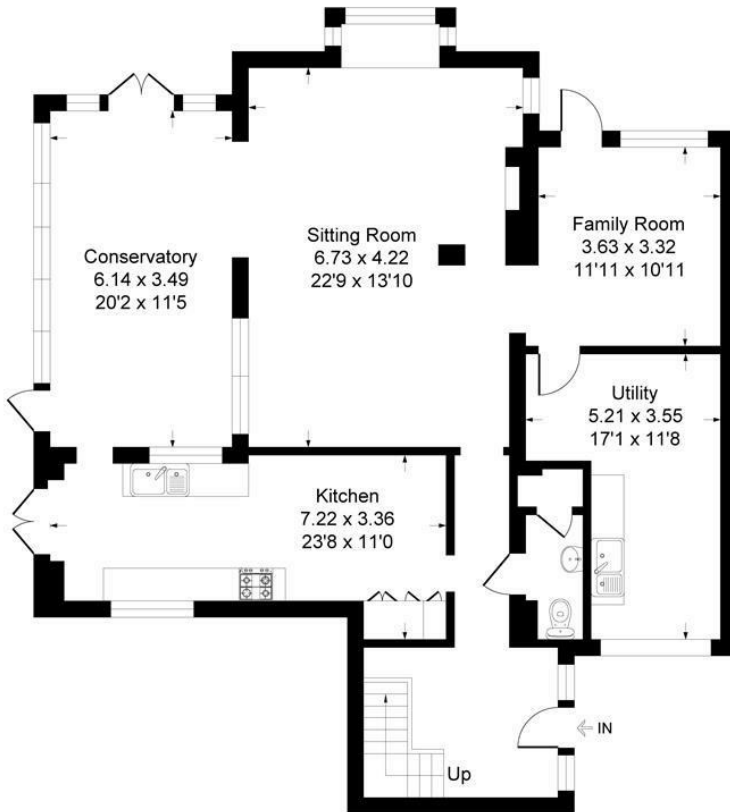




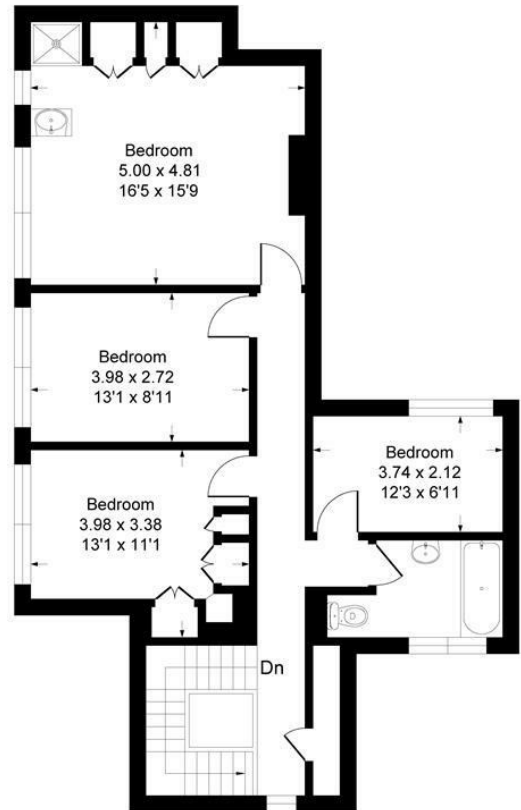
Copperfields, TN15

Approximate Gross Internal Area
205.5 sq m / 2212 sq ft

Garden
35.10 x 13.80
115'3 x 45'3



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.
Produced By Planpix

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