



Constructed in the 1960s, Copperfields was designed by renowned architects Fry, Drew & Partners to be clusters of two, three and four homes 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 in excess of 2000 sq.ft (inc garage), the well planned and presented accommodation is generously proportioned throughout and currently comprises a welcoming entrance hallway with wc off, dual aspect sitting room with bay window, substantial open plan kitchen / dining arrangement, separate study / family room, generous master bedroom with contemporary en-suite shower room, three further double bedrooms and the well appointed family bathroom. Additional benefits include driveway parking for one car in front of the single garage with its electrically operated door, 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.

3 Copperfields

Kemsing, Kent, TN15 6QG Freehold



Guide Price £799,995

ENTRANCE HALL

Spacious and welcoming, the entrance hall has a double glazed entrance door with glazed insert and accompanying full height double glazed window to front. Inset downlighting, contemporary style tall radiator, Attractive herringbone style wood effect LVT flooring, double doors to spacious hall closet for coats / shoes, further single hall closet, staircase to first floor landing with useful understairs storage closet and part glazed doors off.

GROUND FLOOR WC

Double glazed window to front, predominately tiled walls, wood effect flooring, contemporary white suite comprising close coupled wc and wash hand basin with integrated storage beneath.

SITTING ROOM

Generously proportioned dual aspect reception room with double glazed window to side and featured double glazed bay window to front complete with window seat. Double radiator, inset downlighting, feature painted brick wall with open fireplace recess and stone hearth as the focal point for the room, TV aerial lead, fitted carpet and bi-folding multi pane internal doors providing access through to the dining room.

KITCHEN / DINING ROOM

Substantial L-shaped open plan kitchen through dining room, currently arranged as follows:

DINING AREA: Double glazed French doors to side providing direct garden access, coved ceiling, contemporary style tall radiator, wood effect LVT flooring and double glazed sliding patio doors to front leading to study / family room. The dining area shares a fully open plan relationship with the contemporary kitchen.

KITCHEN AREA: Part glazed door with access to / from the entrance hall, inset downlighting, wood effect LVT flooring, localised wall tiling in a brick bond pattern and coved ceiling. Extensive series of contemporary wall and base units set with granite work surfaces and matching upstands, under unit lighting as well as inset kick panel lighting, inset one and a half bowl stainless steel sink unit and drainer, integrated appliances including fridge over freezer, oven with matching microwave, five ring gas hob with overhead extractor and plumbing for dishwasher. Double glazed side door provides access to the utility room.

UTILITY ROOM

Double glazed door to front provides direct garden access, double glazed windows to front and side, tiled flooring, work surface top with inset stainless steel sink unit, built in double storage base unit, space and plumbing for washing machine and tumble dryer.

STUDY / FAMILY ROOM

Dual aspect room with double glazed windows to front and side, with accompanying double glazed French doors to front providing direct garden access, coved ceiling and fitted carpet.

FIRST FLOOR LANDING

Velux roof window over stairwell with further high level double glazed windows to side, fitted carpet, door to airing cupboard housing wall mounted "Worcester" boiler, doors to spacious double storage closet and doors to all rooms.

MASTER BEDROOM

Generously proportioned double bedroom is dual aspect with double glazed windows to each side, feature wood clad ceiling, double radiator, fitted carpet, series of built in wardrobe fitments with further overhead storage cupboards. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Contemporary shower room has skylight window, heated towel rail, inset downlighting, low level courtesy lighting, localised wall tiling in a brick bond pattern, suite comprising enclosed shower cubicle, close coupled wc and wash basin with integrated storage cupboard beneath.

BEDROOM TWO

Dual aspect double bedroom has double glazed windows to each side, radiator, fitted carpet and walk in wardrobe recess.

BEDROOM THREE

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

BEDROOM FOUR

Double bedroom has double glazed window to front, heated towel rail, tongue and groove wood panelled feature wall and fitted carpet.

FAMILY BATHROOM

High level double glazed window, heated towel rail, inset downlighting, attractively tiled floor and fully tiled walls. Contemporary white suite comprises bathtub with wall mounted shower unit, close coupled wc and twin wash basins with integrated storage drawer beneath. Wall mounted triple bathroom cabinet with mirrored fronts and cordless charging for electric toothbrushes.

GARAGE & PARKING

Single garage located to the front of the plot with driveway parking for one further car. The garage has an electrically operated space saver roller door to front as well as power and light connected.

GARDENS

The garden is a genuine feature of the home, boasting a high degree of privacy, as well as a sunny aspect. Set in an L-shape around the property the gardens are predominately laid to lawn with high perimeter hedging, flower and shrub borders and an extensive paved patio terrace which is ideal for sitting out on and entertaining.

ADDITIONAL INFORMATION

Property is Freehold

Council Tax Band F

The owner informs us the solar panels at the property are owned and yield approximately £500 - £600 per annum.



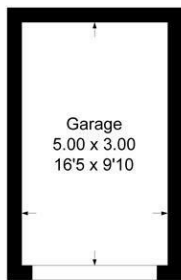


Copperfields, TN15

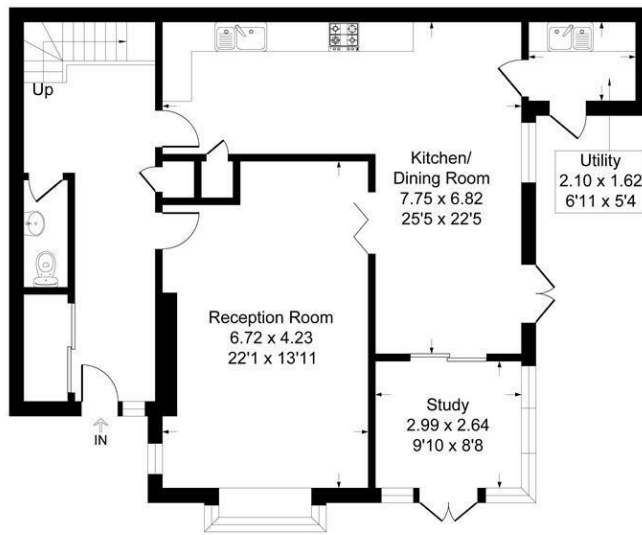
Approximate Gross Internal Area 173.4 sq m / 1867 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 188.4 sq m / 2028 sq ft



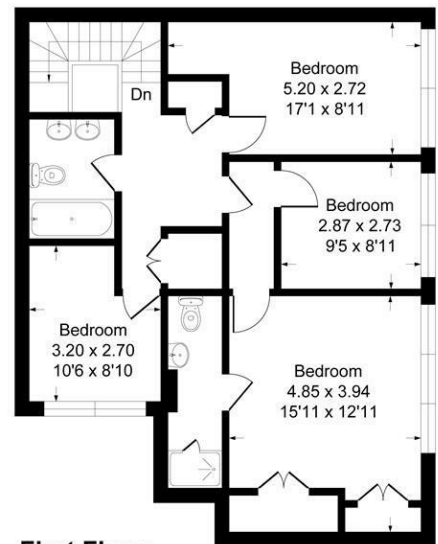
Garden
 20.00 x 20.00
 65'7" x 65'7"
 (Approx)



Garage



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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