



Ibbett Mosely

18 Orchard Way, Kemsing, Kent, TN15
6QA



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Nestled in the charming cul-de-sac, Orchard Way Kemsing, this delightful bungalow offers a perfect blend of comfort and convenience. Boasting two reception rooms and three bedrooms, this property is ideal for those seeking a peaceful retreat or a place to grow and create lasting memories. On the market for £725,000.



- 3 Bedrooms
- Kitchen/Breakfast Room
- Garage
- Sitting Room
- Family Shower Room
- Beautiful Front & Rear Garden
- Dining Room
- Separate WC
- NO ONWARD CHAIN

Nestled in the charming Orchard Way Kemsing, Sevenoaks, this delightful bungalow offers a perfect blend of comfort and convenience. Boasting two reception rooms and three cosy bedrooms, this property is ideal for those seeking a peaceful retreat or a place to grow and create lasting memories.

Built in the 1950s, Blenheim, exudes character and warmth, providing a unique living experience. Whether you are looking to downsize or establish a family haven, this property caters to your needs with its versatile layout.

Situated at the heart of the village, you'll find all amenities within easy reach. From the local bus stop, Library, Convenience store, Pharmacy, Italian deli, and pub, everything you need is just a short walk

As you step outside, you'll be greeted by breath-taking views of the Downs and Oak Hall, providing a picturesque backdrop to your daily life. A standout feature of this property is the mature and welcoming garden. Planted with successively blooming bulbs, flowers and shrubs, it encompasses a large lawn which is complemented by a vegetable plot, soft fruit bushes and several productive apple trees.

The path to making this charming bungalow your own is clear. Don't miss this opportunity to own a piece of tranquillity in the heart of Kemsing. Embrace the beauty of village life and make this bungalow your own slice of paradise.

DESCRIPTION

Built in the 1950s, with a versatile layout.

The accommodation is arranged over one level with a good-sized Sitting Room, a separate Dining Room, Kitchen/Breakfast Room with access to the garden, 3 spacious bedrooms and a Family shower room and separate WC.

With off street parking, a garage, shed and greenhouse, there is no shortage of storage.

Stunning gardens with Views of North Downs and Oak Hall provide a perfect setting for outdoor entertaining with safe outdoor space for young children

LOCATION

The parish of Kemsing lies on the scarp face of the North Downs, 20 miles south east of Central London and 4 miles north east of Sevenoaks. Kemsing is a vibrant Village with access to Otford and Seal within walking distance.

Kemsing Station offers services to Maidstone and beyond and also Otford. Otford station offers fast services to London (London Bridge, Charing Cross, Blackfriars, St Pancras and Victoria).

Sevenoaks Town Centre provides a wide range of shopping and dining facilities, sports centre, cinemas/theatre complex, restaurants and a main mainline station.

The M25 motorway can be joined at Chevening junction with



links to the Dartford Crossing, Ebbsfleet and Bluewater Shopping/Leisure Complex. Motorway access to both Gatwick and Heathrow airports. As well as the M26, A21 and A2 within a 10 minute drive.

The local bus stop, store, pharmacy, Italian deli, and pub provide convenience on your doorstep, along with the local Ofsted Rated "Good" Kemsing Primary school, Tennis, Squash courts and sports ground providing everything a family would need.

ENTRANCE

Off street parking, garage and Drive with paved access. Through double glazed front door into:

L-SHAPED ENTRANCE HALL

Large cloaks and airing cupboard housing hot water cylinder. Coved ceiling. Radiator

SITTING ROOM

Two large double glazed windows to rear. Views of Back Garden. Feature fireplace with electric fire inset (Chimney working). Television point. Coved ceiling. Radiator.

L-SHAPED KITCHEN/BREAKFAST ROOM

Double glazed window to front. Double glazed door to side. Double glazed patio doors leading out to rear garden. Range of wall and base units with work surfaces over. Stainless steel sink unit. Space for cooker with extractor over. Space for washing machine, fridge and fridge/freezer. Hatch opening to:

DINING ROOM

Large enough for 6-8 seater table. One load bearing and one removable wall. Double glazed window to rear. Radiator.

BEDROOM

Double glazed window to front. Coved ceiling. Radiator.

BEDROOM

Double glazed window to front. Radiator

BEDROOM/STUDY

Double glazed window to side. Range of shelving. Radiator

FAMILY SHOWER ROOM

Double glazed window to side. Suite comprising: shower cubicle with folding glass door, wash hand basin. Fully tiled surround. Radiator.

SEPERATE WC

Small double glazed window to side. Wash hand basin and WC.

OUTSIDE

Front: Secluded, secure Gardens, Off Street Parking & Garage, Views of Downs and Oak Hall

FRONT

Pathway leading to entrance. Drive leading to Garage with space for off road parking.

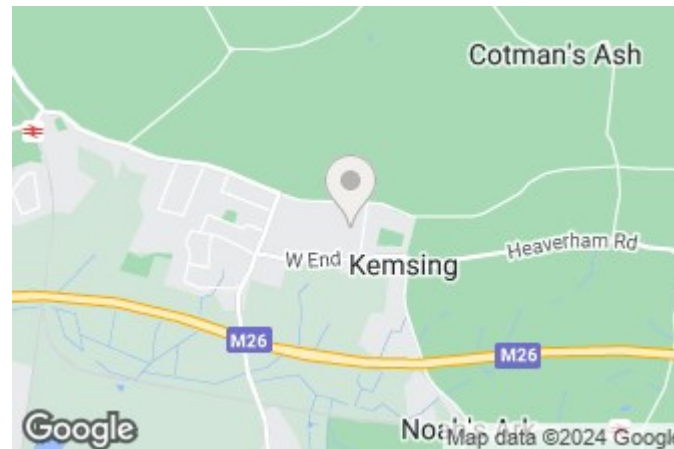
Mature, secluded front garden with Side access to rear

REAR

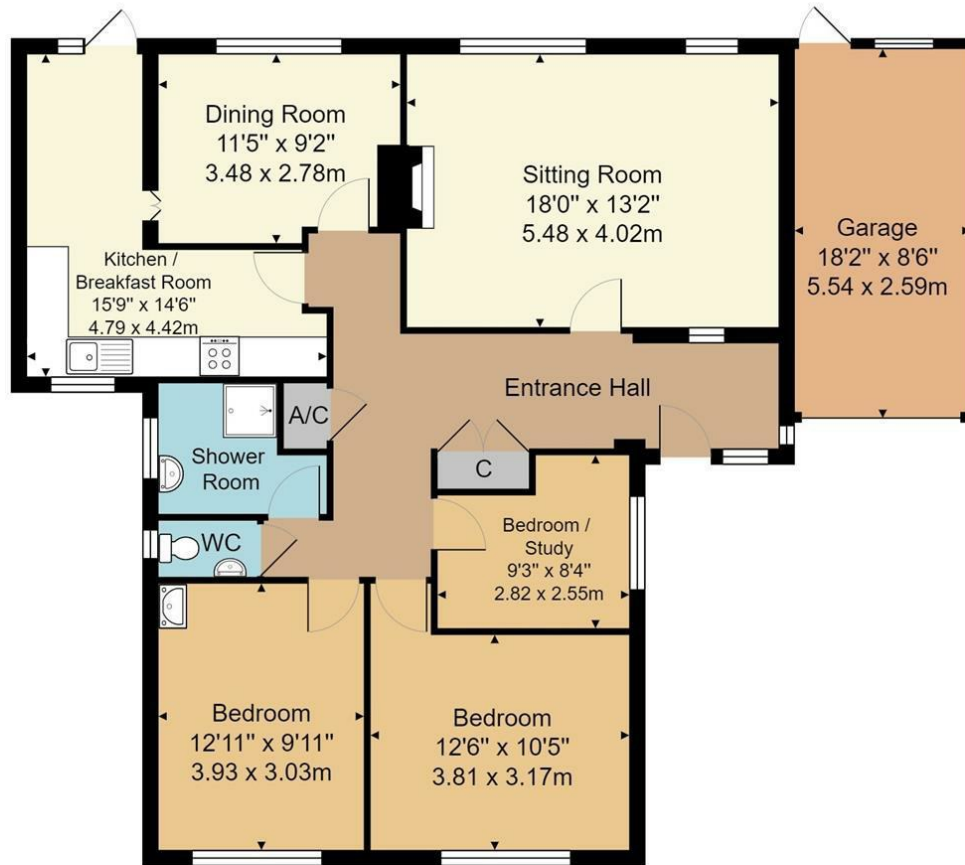
For those who appreciate the joy of a mature garden, this one will not disappoint.

ROUTE TO VIEW

From the Otford office proceed in a northerly direction passing the pond and station on the right hand side. Turn right into Pilgrims Way East. At the junction turn right into Childsbridge Lane. At the cross roads turn left into West End where Orchard Way will be found just after the Library on the left hand side.



EPC Rating- D



Bungalow Approx. Gross Internal Area
1113 sq. ft / 103.4 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1275 sq. ft / 118.5 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Otford 01959 522164

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