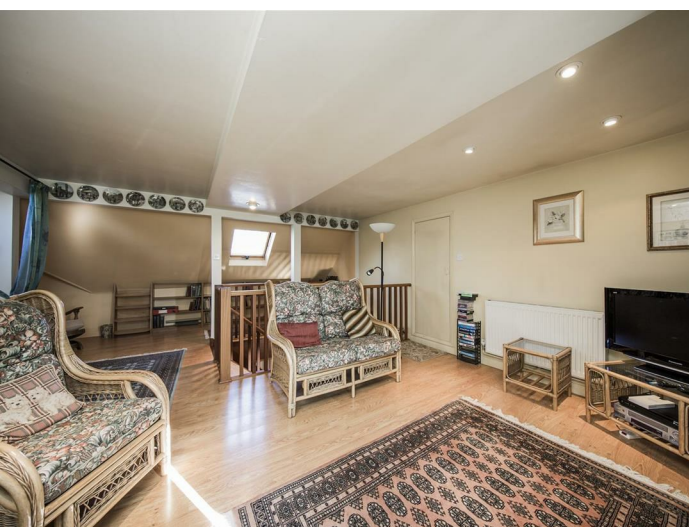
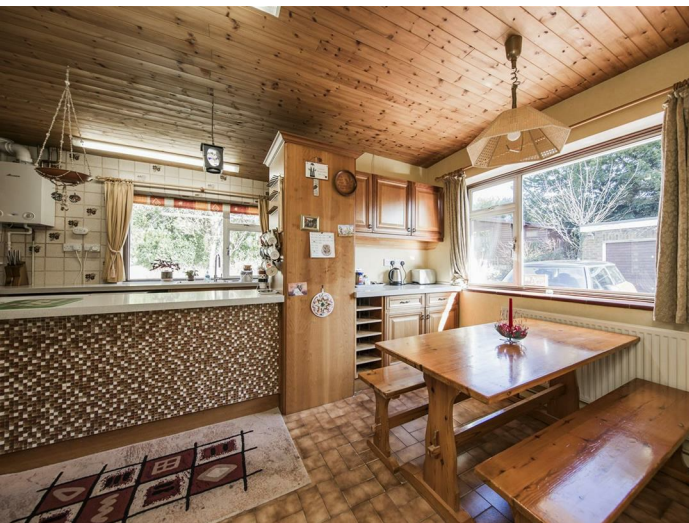




Ibbett Mosely

Pippins, 5 Copperfields Orchard,
Kemsing, Sevenoaks, TN15 6QH



Pippins, 5 Copperfields Orchard, Kemsing, Sevenoaks, TN15 6QH

**AN IMPRESSIVE DETACHED PROPERTY OFFERING FLEXIBLE FAMILY ACCOMMODATION
SURROUNDED
BY ATTRACTIVE GARDENS, POOL HOUSE & GARAGE BLOCK - NO ONWARD CHAIN £895,000**

- Master Bedroom with En Suite Bathroom
- 3 Further Bedrooms
- Reception Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Shower Room
- Mezzanine Floor with large Family Room
- Pool Room. Double Garage & Workshop
- Beautiful wrap around gardens

AN IMPRESSIVE DETACHED PROPERTY OFFERING FLEXIBLE FAMILY ACCOMMODATION SURROUNDED BY ATTRACTIVE GARDENS - NO ONWARD CHAIN £895,000

DESCRIPTION

Pippins has been a much loved family home for many years coming onto the market the first time in many years and offering immense scope for a young growing family to enjoy. The accommodation is arranged mainly over the Ground Floor with a comfortable Sitting Room and Dining Room. A well fitted Kitchen/Breakfast Room, Shower Room and large Reception Hallway. There are also four Bedrooms, one of which is the Master Bedroom with an En Suite Shower Room. The property benefits from a Mezzanine Floor with a spacious Family Room, just perfect for a teenager or Home Office. The beautiful gardens wrap around the property and provide a perfect setting for outdoor entertaining. At the rear of plot there is a garage block and the Pool House. The Pool House has an attaching Shower/Changing Room and WC. In our opinion Pippins is a truly unique property and must be viewed to fully appreciate all it offers..... and more.

LOCATION

Kemsing is a vibrant village with a range of local shops, school, churches and library. A popular location for those who enjoy outdoor pursuits with many walks through the

surrounding countryside and sports facilities close by. Kemsing has its own cricket club. The village of Otford is close by with a number of boutique shops and tea rooms in the High Street with a wider range of day to day shopping facilities on The Parade including a post office and convenience store. There are a number of highly regarded schools in the area both state and independent including Sevenoaks School, St Michaels and Russell House Prep School. Otford has a station offering fast services to London on the London Bridge/Charing Cross line with links to the Dartford Crossing, Bluewater Shopping Centre and motorway access to both Gatwick and Heathrow Airports. Sevenoaks Town Centre is about 3 miles away and a wide range of shopping facilities, sports centre, cinema/theatre complex, restaurants and a mainline station with fast services to London on the Charing Cross/Cannon Street line. The M25 motorway can be joined at the Chevening junction with links to the Dartford Crossing, Ebbsfleet and Bluewater Shopping/Leisure complex.

ENTRANCE

Through double glazed door into:

PORCH

Window to front. Laminate floor. Double glazed door into:

RECEPTION HALL

Staircase leading to Mezzanine Floor. Two radiators.

SITTING ROOM

Double glazed window to side. Tri fold glazed patio doors leading to rear garden. Feature stone fireplace with timber mantle and wood burning stove inset. Television point. Radiator.

DINING ROOM

Double glazed window to rear. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window and door to rear. Comprehensive range of Farmhouse style wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Built in double oven. Walk in larder. Wall mounted boiler for central heating and hot water system. Space for fridge/freezer. Tiled floor.

MASTER BEDROOM

Double glazed window to rear. Range of built in wardrobes to two walls. Television point. Radiator. Archway leading to:

EN SUITE SHOWER ROOM

Suite comprising: Shower cubicle, vanity unit with wash hand basin inset, wc. Fully tiled surround.

BEDROOM

Double glazed window to side. Built in wardrobes. Radiator.

BEDROOM

Double glazed window to side. Built in wardrobes. Radiator.

BEDROOM

Double glazed window to side. Radiator

FAMILY BATHROOM

Opaque window to side. Suite comprising: large walk in shower cubicle with glazed door, vanity unit with wash hand basin inset. Airing cupboard housing hot water cylinder. Heated towel rail. Radiator. Fully tiled.

SEPARATE WC

Window to side. Vanity unit with wash hand basin inset. WC

MESSANINE FLOOR

FAMILY ROOM

Double glazed window to rear. Two velux windows. Eaves

storage. Television point. Laminate floor. Door leading to boarded attic.

In our opinion this would be ideal as a Home Office, or for a teenager looking for personal space.

OUTSIDE

FRONT AND SIDE

Long sweeping driving way skirting the property up to the parking area. Well maintained gardens to side with a variety of mature shrubs providing seclusion. Steps up to entrance.

REAR

Beautiful rear garden mainly laid to lawn providing a perfect setting for outdoor entertaining. Raised patio area. Steps leading up to:

POOL HOUSE

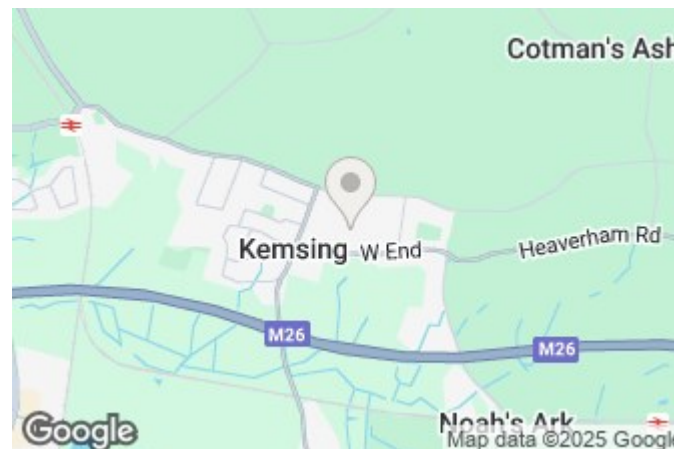
Timber pool house with door and window to front. Tiled swimming pool. Door leading to:

SHOWER ROOM

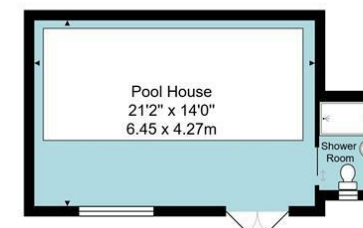
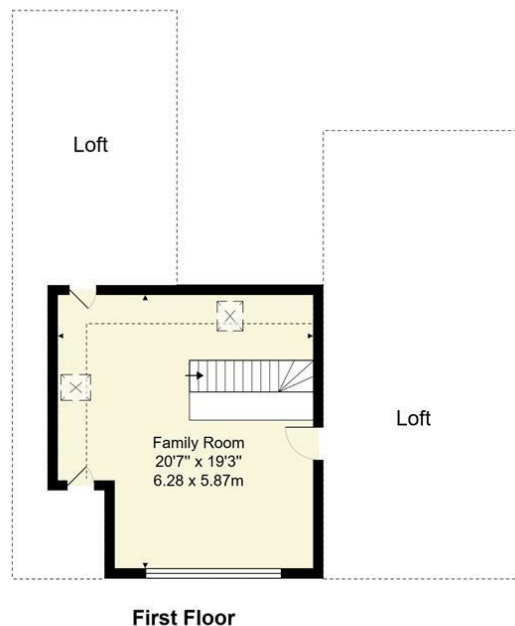
Shower and WC

DOUBLE GARRAGE & WORKSHOP

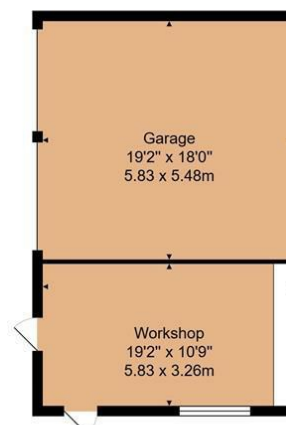
A double garage with attached workshop.



EPC Rating-



Area: 326 ft² ... 30.2 m²



Area: 555 ft² ... 51.6 m²

House Approx. Gross Internal Area 2101 sq. ft / 195.2 sq. m
Approx. Gross Internal Area 2982 sq. ft / 277.0 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.

Ibbett Mosely

Otford 01959 522164

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London