



Ibbett Mosely

1 Yew Tree Cottage High Street,
Kemsing, Sevenoaks, Kent, TN15 6NB



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A CHARMING 2 BEDROOM COTTAGE RETAINING MANY ORIGINAL FEATURES SITTING AT THE FOOT OF THE NORTH DOWNS - £425,000

- 2 Bedrooms
- Kitchen/Dining Room
- Pretty Cottage Garden
- First Floor Bathroom
- Boarded Loft Room with far reaching views
- Village Location
- Sitting Room
- Small Front Garden
- NO ONWARD CHAIN

A CHARMING 2 BEDROOM COTTAGE SITTING IN THE VERY HEART OF THIS POPULAR VILLAGE - £425,000

DESCRIPTION

It is always a pleasure to be able to present a period property which has been carefully updated by the present owner with great attention to detail retaining many original period features. The comfortable Sitting Room benefits from a feature Victorian fireplace where an open fire can be enjoyed on those cold winter evenings. The Kitchen/Dining Room has been designed to offer good storage space with a range of shaker style wall and base units. Double doors open out to the pretty rear cottage garden. Both Bedrooms and Family Bathroom are arranged on the first floor. The cottage benefits from a boarded Loft Room with a velux window and far reaching views. In summer the cottage garden is full of colour and offers a perfect outdoor space for entertaining. For those who appreciate the charm of period properties, Yew Tree Cottage will not disappoint. Viewing is highly

recommend to fully appreciate all that this delightful cottage has to offer.

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 it's 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 services to London on the Victoria/Blackfriars line into St Pancras. Sevenoaks Town Centre is about 3 miles away with 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 taking about 30 minutes. The M25 motorway can be joined at the Chevening junction with links to the Dartford Crossing, Ebbsfleet and Bluewater Shopping/Leisure complex. Motorway access to both Gatwick and Heathrow airports.

ENTRANCE

Through solid door into:

SITTING ROOM 42'7" x 32'9" x 16'4"

Sash window to front. Feature Victorian cast iron fireplace with cupboards to chimney recess. Television point. Part leaded light door leading to:

DINING ROOM/KITCHEN 49'2" x 29'6" x 32'9" x 19'8"

Double glazed doors leading out to rear garden. Comprehensive range of shaker style wall and base units with work surfaces over. Deep ceramic sink with mixer tap. Space for cooker and fridge/ freezer. Space and plumbing for washing machine and dish washer. Limestone tiled floor. Staircase leading to first floor.

FIRST FLOOR

BEDROOM 32'9" x 16'4" x 29'6" x 32'9"

Sash window to front. Radiator. Access to Loft Room via loft ladder.

LOFT ROOM 39'4" x 3'3" x 26'2" x 29'6"

Fully boarded. Eaves storage. Velux window with far reaching views.

BEDROOM 19'8" x 32'9"

Double glazed window to rear. Radiator

FAMILY BATHROOM

Suite comprising: panelled bath with overhead shower, wash hand basin, wc. Fully tiled surround. Extractor fan. Airing cupboard housing hot water cylinder.

OUTSIDE

FRONT

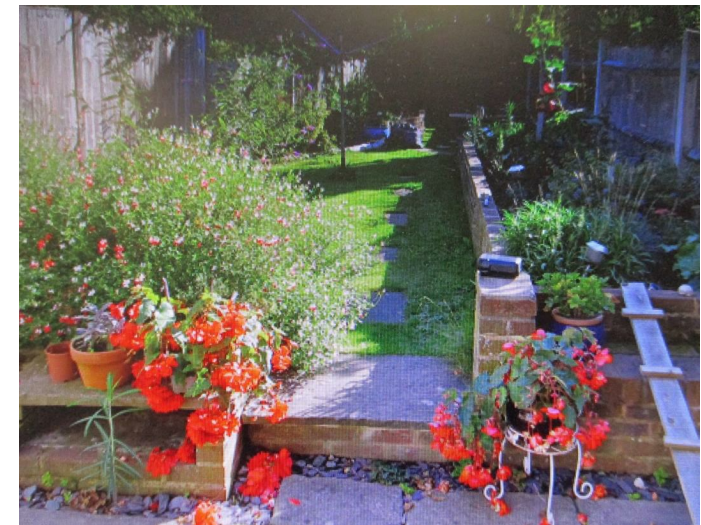
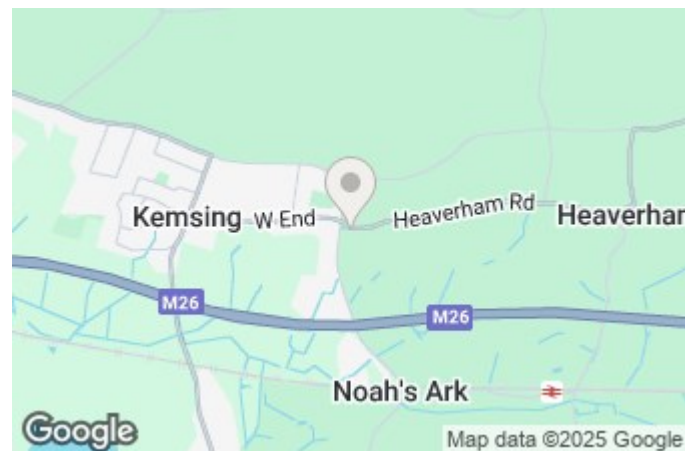
Enclosed by Ragstone wall and timber gate. Paved with flower borders to side. Timber gate providing side access to rear garden.

REAR GARDEN

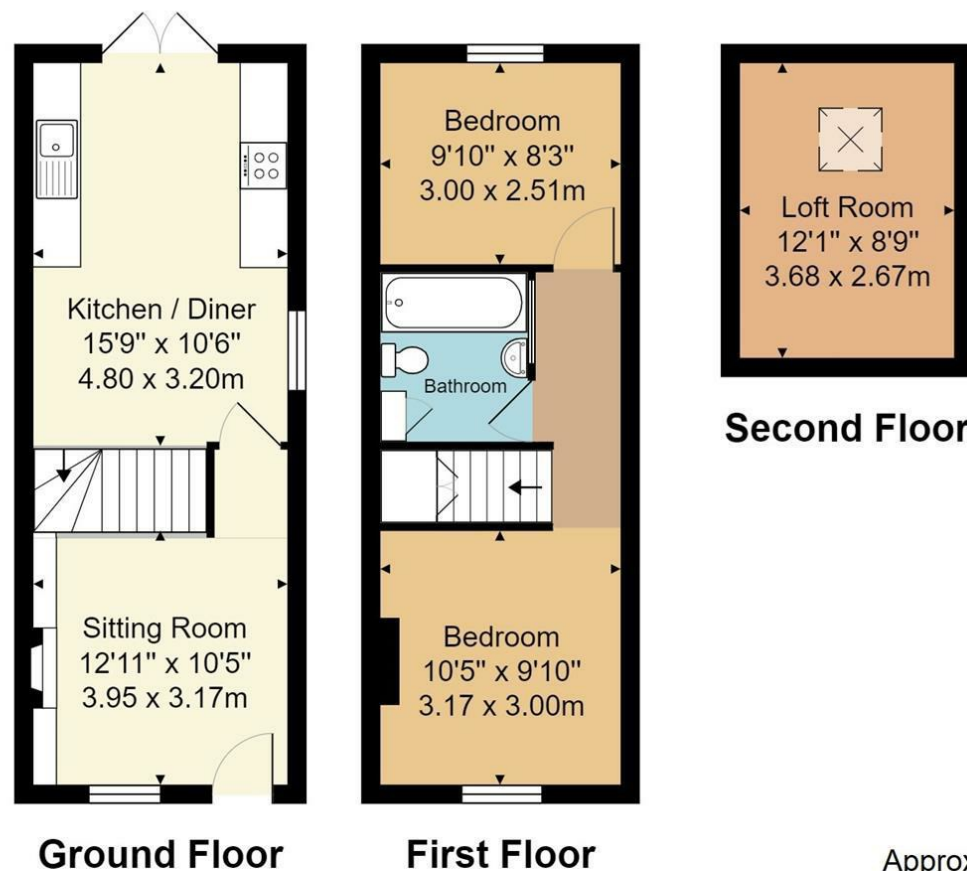
A pretty south facing cottage garden approximately 80' long. Landscaped with flower beds and a variety of shrubs. Patio area providing a perfect setting for outdoor entertaining. Storage shed.

ROUTE TO VIEW

From the Otford office proceed in a northerly directing passing the station on the right hand side. Turn right into Pilgrims Way and continue along turning right into Childsbridge Lane. At the cross roads turn left into West End and proceed passing the school on the left hand side. Yew Tree Cottage will be found after short distance on the right hand side.



EPC Rating- D



Approx. Gross Internal Area
698 sq. ft / 64.8 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

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