



Ibbett Mosely

37 Old Barn Close, Kemsing,
Sevenoaks, TN15 6RZ



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AN IMMACULATE 3 BEDROOM DETACHED HOUSE SITTING IN A QUIET CUL DE SAC WITH ATTRACTIVE GARDEN, GARAGE & OFF ROAD PARKING - NO ONWARD CHAIN £620,000

- Master Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Sitting Room
- Open Plan Dining Room/Kitchen
- Utility/Cloakroom
- Family Bathroom
- Secluded Gardens
- Garage with off street parking
- Viewing highly recommended
- NO ONWARD CHAIN

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DESCRIPTION

It is always a pleasure to present such an immaculate Detached House as this sitting in a perfect location within this popular village of Kemsing. This property is presented to a high specification and has been updated over time with great attention to detail. Old Barn Close has long been acknowledged as a much favoured location being a quite cul de sac in walking distance to local village shop, school and public house. The accommodation is arranged over two floors with a comfortable Sitting Room overlooking the rear and side garden, a well designed Kitchen/Dining Room and Utility Room/Cloakroom on the Ground Floor. All three Bedrooms and Family Bathroom are on the First Floor. In our opinion the rear gardens are a true feature of this property. A paved patio leading down onto a well maintained lawn and surrounded by a variety of mature shrubs and trees. Step down into a second 'secret garden' which is secluded and a perfect setting for outdoor entertaining. With a Garage and Off Road Parking we

strongly recommend early viewing of this superb family home.

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. Motorway access to both Gatwick and Heathrow airports.

ENTRANCE

Through solid front door with a tiled canopy over into:

ENTRANCE HALL

Staircase leading to first floor. Radiator enclosed in fretwork cabinet. Karndean oak flooring.

SITTING ROOM

Double glazed patio doors leading to rear garden. Double glazed window to side. Feature fireplace with marble surround and electric fire inset. Television point.

OPEN PLAN DINING ROOM/KITCHEN

DINING ROOM: Double glazed patio doors overlooking rear garden. Karndean Oak flooring. Radiator.

KITCHEN: Double glazed window to front. Comprehensive range of wall and base units with under lighting and granite work surfaces incorporating matching Breakfast Bar. Space for cooker with extractor over. Dish washer. Space for fridge freezer. Stainless steel sink unit with mixer tap and drinking water tap. Water softener.

UTILITY ROOM/CLOAKROOM

Double glazed window to rear. Space and plumbing for washing machine and tumble dryer. Wall mounted Worcester boiler. Wash hand basin and WC. Tiled floor and tiled surround.

FIRST FLOOR

LANDING

Double glazed window to rear. Access to loft. Airing cupboard housing lagged hot water cylinder.

FAMILY BATHROOM

Double glazed window to front. Suite comprising: panelled bath with shower & screen, wash hand basin and WC. Fully tiled surround. Tiled floor. Down lighting. Radiator.

MASTER BEDROOM

Double glazed window to side. Radiator. Door leading to:

EN SUITE SHOWER ROOM

Window to rear. Suite comprising: enclosed shower cubicle, wash hand basin and WC. Radiator.

BEDROOM

Double glazed window to side. Built in wardrobe and book shelves. Radiator

BEDROOM

Double glazed window to rear. Range of built in wardrobes to one wall, Radiator

OUTSIDE

FRONT

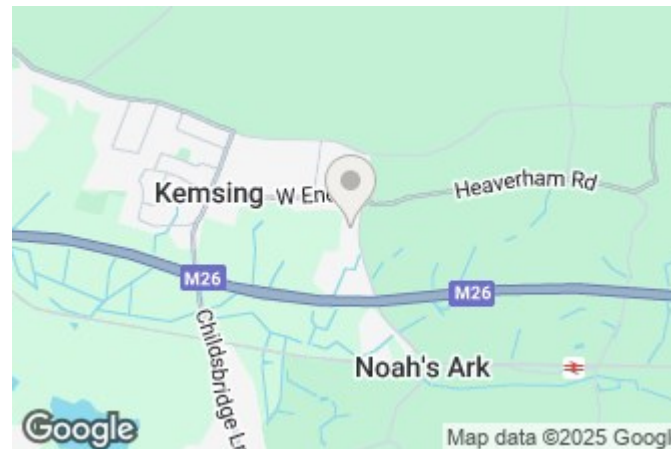
Timber gate to side.

GARAGE

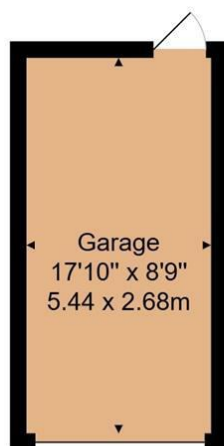
Panelled door. Light & Power.

REAR

Paved patio area leading onto a well maintained lawn surrounded by a variety of mature shrubs and trees. Small timber shed. Personal door into Garage. Step down under an attractive brick archway into a second 'secret garden' A perfect setting for outdoor entertaining or just relaxing with an afternoon cup of tea or early evening glass of wine.



EPC Rating- D

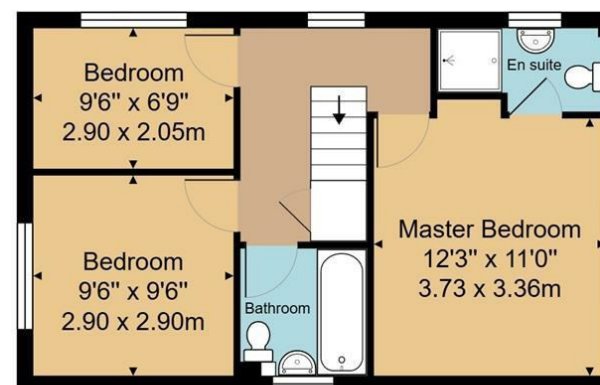


House Approx. Gross Internal Area
900 sq. ft / 83.7 sq. m

Garage Approx. Internal Area
157 sq. ft / 14.6 sq. m



Ground Floor



First Floor

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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