



Ibbett Mosely

Flat 2, Crowdleham House Heaverham
Road, Kemsing, Sevenoaks, TN15 6NG



Flat 2, Crowdleham House Heaverham Road, Kemsing, Sevenoaks, TN15 6NG

AN IMMACULATE 2 BEDROOM GROUND FLOOR APARTMENT FORMING PART OF A BEAUTIFUL GRADE 11 LISTED PERIOD COUNTRY RESIDENCE - NO ONWARD CHAIN Guide Price £520,000

- Master Bedroom with Ensuite
- Second Bedroom with Family Bathroom
- Open Plan Sitting/Dining Room
- Kitchen/Breakfast Room
- Allocated Parking
- Beautiful Gardens
- Far Reaching Views
- Original period features
- A QUARTER SHARE OF FREEHOLD
- REMAINDER OF 999 YEAR LEASE

AN IMMACULATE 2 BEDROOM GROUND FLOOR APARTMENT FORMING PART OF A BEAUTIFUL GRADE 11 LISTED PERIOD COUNTRY RESIDENCE - GUIDE PRICE £520,000

DESCRIPTION

As sole agents we are delighted to present this immaculate 2 Bedroom Ground Floor Apartment forming part of a Grade 11 Listed period country residence. The property sits on the rural outskirts of the popular village of Kemsing with superb far reaching views over open countryside. The generously proportioned accommodation has been modernised with great attention to detail, retaining many of the fine period features. A light and airy Sitting/Dining Room enjoys uninterrupted views to the front over open fields with French doors leading out into well maintained gardens. The Kitchen/Breakfast Room has been extremely well designed with stunning views and an elegant window seat. A comprehensive range of wall and base units with matching centre island. The Master Bedroom with En Suite looks out over the rear gardens with a second Bedroom with Family Bathroom. In our opinion this property offers elegant living accommodation throughout with high corniced ceilings, large sash windows and retaining many original period features. Surrounded by beautiful gardens providing an absolute peaceful setting which can only be fully appreciated by internal viewing.

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 a range of local shops, school and doctor's surgery. Kemsing also has it's own cricket club, football and tennis courts. Kemsing has a station. 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 state and independent including Sevenoaks School, St Michaels and Russell House prep school and within the catchment area for grammar schools. Otford has a station offering services fast services to London on the London Bridge/Charing Cross line. 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.

COMMUNAL ENTRANCE HALL

Impressive communal entrance retaining a wealth of period features and provides access to all apartments

ENTRANCE HALL

Through solid door. High ceiling with cornice and inset downlighting. Dado rail. Wall mounted electric heater. Attractive wood flooring. Range of built in storage/cloaks cupboards to one wall. Door leading to:

SITTING/DINING ROOM

Through double doors into a charming reception room. Feature sash window with original timber shutters to front with stunning far reaching views over open countryside. High ceiling with cornice. Dado rail. Wood flooring with deep skirting boards. Television point. Two radiators. Double doors leading out to gardens. Double doors leading through into:

KITCHEN/BREAKFAST ROOM

Feature sash window to front with attractive original timber shutters and window seat. Far reaching views over open countryside. Comprehensive range of shaker style wall and base units with wooden work surfaces. Ceramic sink with mixer tap. Integrated appliances include built in oven/microwave, dish washer, tall fridge/freezer. Space and plumbing for washing machine. Central island/breakfast bar with 4 ring electric hob inset and cupboards under.

INNER HALL

Skylight window. Access to both Bedrooms and Family Bathroom.

MASTER BEDROOM

Spacious double bedroom with feature bay window to rear with sash openings. High ceiling with cornice, attractive wall mouldings complete with a wealth of built in storage and wardrobes. Wall mounted electric radiator. Wood flooring with deep skirting boards and feature fireplace. Door leading to:

EN SUITE WC

White suite comprising: wc and wash hand basin with mosaic tiled splashback and integrated storage drawers. Down lighting. Wood flooring.

BEDROOM 2

Double bedroom with feature sash window with original timber shutters to rear overlooking inner courtyard. High ceiling with cornice. Wall mounted electric radiator. Range of built in storage wardrobes.

FAMILY BATHROOM

Opaque double glazed window to side. Suite comprising: Shower/bath with wall mounted shower unit and screen, low level wc, vanity unit with wash hand basin inset and cupboards under. Down lighting. Wall mounted electric heater. Fully tiled surround. Tiled floor.

OUTSIDE

PARKING

Allocated parking with additional resident and visitors parking accessed via the carriage style driveway to front.

GARDENS

Surround by delightful communal gardens which are extremely well maintained with open aspects beyond both the front and rear perimeters.

Cellar

Located via floor hatch in kitchen, substantial storage

ROUTE TO VIEW



EPC Rating- D



Approx. Gross Internal Area 1104 sq. ft / 102.6 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