



Ibbett Mosely

Seda Kingsingfield Road, West Kingsdown,  
Kent, TN15 6LH







IN / OUT DRIVE, TWO GARAGES. LARGE GARDEN, HEATED OUTDOOR SWIMMING POOL, 5/6 BEDROOMS and THREE RECEPTION ROOMS. All set in private road with unique individually built homes on the edge of West Kingsdown close to Knatts Valley.

Connected by the A20 to mainline stations with access to London or by using the M20 / M25 / M26 motorway network all within easy reach but far enough not to disturb the peace!

Guide Price £825,000 to £850,000

## Description

A stunning individual home offering great space that belies its appearance from this private road. An in / out drive with two garages offer up great parking round a central circular lawn. The property is accessed via a porch including a cupboard to disrobe before entering a large welcoming hallway before going into the main downstairs lobby area. This then opens up to the main lounge with a large window overlooking the front pouring light into the space and a feature fireplace with wood burning stove installed. Opposite to the rear of the property, accessed by double doors is a very nicely sized main formal dining room with almost full width patio doors overlooking the stunning rear garden. Another feature fireplace offers a focal point to the room. Next to this room across the rear is the bright fitted kitchen breakfast room. Again of good size and easily accommodating a central table as well as a breakfast bar. As all good kitchens should have, the sink looks out to the rear garden and has plenty of worksurface to prep the family meals on. Two open doorways come off the kitchen firstly to a fantastic well thought out utility / boot room with plumbing for the laundry goods and a side door to access to

- Large Chalet Bungalow of Approx. 2,800 sq ft
- Beautiful Garden with Options, Call to Discuss
- Five or Six Bedrooms over Two Floors
- Three or Four Reception Rooms inc Possible Study
- Heated Outdoor Swimming Pool
- Outbuildings and Views Across Countryside
- Potential for Layout Changes subject to Planning and Building Regs
- In / Out Drive & Two Garages
- Accompanied Viewings via Our Local Branch
- Guide Price £825,000 to £850,000 EPC D

a side space / courtyard ideal for drying clothes out of the way. The other offers access is to a family / garden room. A relaxed space where the current vendor spends time in the morning eating breakfast looking out to the garden through double French style doors. The combined spaces work very well but could be made into one open plan Kitchen living space that is so in high demand these days. Subject of course to building regulations. Alternatively with the large garden an extension with lantern style roof lights pouring light into the space could be another option, subject to planning being agreed.

To the front and side of the property on the ground floor are three rooms currently used as bedrooms and a very nicely appointed central bathroom. The main bedroom downstairs has copious storage with a modern grey finish to the built in wardrobes and drawer units, two windows allow light into this room from the front. A further good sized double bedroom looks out to the same aspect with built in wardrobes again a feature. Another bedroom set down the side of the property is currently set up as a single but could take a double bed or







alternatively be used as a study quietly located to the edge of the home. The bathroom on this floor has been greatly modernised with a vanity storage style sink under a large wall mirror, a kidney shaped bath with shower above and screen.

Upstairs from the internal lobby area via a set of dog leg stairs to a central landing are two main areas. Firstly what would be considered the principle bedroom of the property, almost square in its shape with plenty of light pouring in from the rear looking out over the garden. Banks of built in storage are supplied in this room that dwarfs a double bed. Centrally is a shower room giving a secondary option to this family home and further on the landing is a connected double room. The first part is mostly made up with storage and wardrobe spaces with a secret study space built in. To the back of this room is another double bedroom with built in wardrobe space and access to the eves storage that wraps around this area. I am sure you will look at the floorplan and take joy in considering the use of this space for your needs.

Externally the rear garden is fabulous in our opinion. A large private space is set out into different areas and has been a joyous place for the current owner and extended family. A large patio immediately connects the house for entertaining with access to the kitchen via the garden room and dining room through the patio doors. A beautiful mature weeping willow tree partially divides the garden and the vendors have installed a further raised deck to enjoy it to its full. A great position to take in the pretty home and rest of the garden. Further into the garden via a lovely lawn is the fenced off heated swimming pool and patio. This has had fantastic use from the vendors and extended family and friends and been great for entertaining on sunny days throughout the year. A pool house sets off this area. To the rear of the pool is an areas with outbuildings and workshops that were the location of original stables. Over the rear fence are stunning views of countryside. The vendor has informed us that if the large garden is too much for a new owner they know that one of the neighbours has shown interest in buying the rear of the garden including the pool area in







the past and may still hold this interest.

To the front of the house is a large circular lawn with an in / out gravel drive. Ideal for ease of usage and leads to two separate garages, one connected to the property to left as you look at it and another to the right which is detached and accessed from the rear also from the side laundry area. Again the connected garage offers obvious potential to extend into.

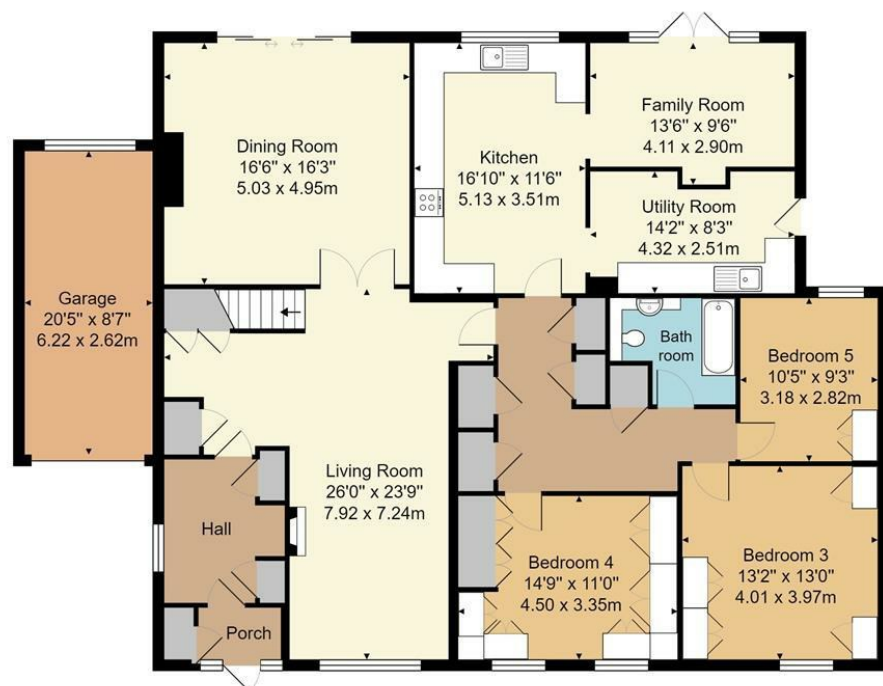
We cannot wait to show you round this wonderful home and look forward to doing so.

### Location

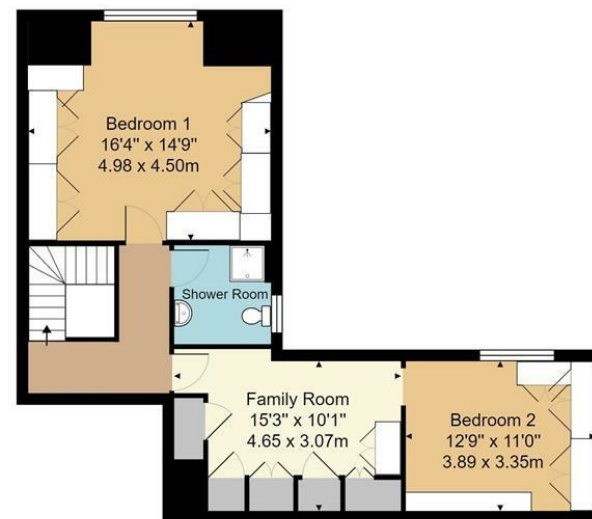
The property is located in this sought after private road, West Kingsdown is a village in the Sevenoaks district of Kent. It is located on the A20, around 5 miles (8 km) southeast of Swanley, 5.5 miles (9 km) northeast of the town of Sevenoaks and 22.5 miles (36.2 km) from central London. The village, because of its situation near London, has grown considerably from a relatively small farming community to a popular commuter village. To the southwest of the main village are the rural housing developments of Knatts Valley and East Hill. To the north of the village lies the Brands Hatch motor racing circuit. There are four churches in the village: the parish church of St Edmund King and Martyr; West Kingsdown Baptist Church; the Roman Catholic church of St Bernadette; and Kings Church, an Evangelical church established in 1996.

The closest National Rail stations to the village are Eynsford and Kemsing, each located 4.6 miles away and Borough green a little further to the south. There are excellent roadlinks via the A20 to the M26/M25 and M20 connecting to London, the coast and Ebbsfleet International.

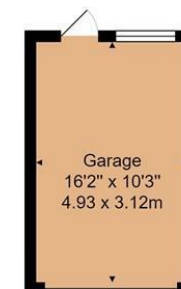
Approx. Gross Internal Area  
2844 sq. ft / 264.2 sq. m



Ground Floor



First Floor



Garage

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**

**Sevenoaks 01732 452246**

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

EPC Rating- D

[www.ibbettmosely.co.uk](http://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*