



High Wood, Botsom Lane, West Kingsdown, TN15 6BN
Guide Price £1,200,000



Park Estates are delighted to offer 'High Wood' which is a delightful unique detached 4-bedroom residence situated in approximately 1.5 acres (TBV) of formal gardens with lovely far-reaching views. First time on market in over 50 years, the property is beautifully situated in this semi-rural location but easily accessible to all amenities and transport links including the M25, M20, and A20 for quick commutes. Offered with NO FORWARD CHAIN the property offers a wealth of individuality, charm and character and further potential to extend if required. Comprising of welcoming entrance hall, downstairs cloakroom, living room with a fireplace and double doors to a loggia, conservatory, stunning oak panelled dining room, 3rd reception room, study, fitted kitchen with pantry and a further cloakroom. To the first floor there is a master bedroom with ensuite, 3 further bedrooms and a family bathroom with a separate WC. Externally there is also a lovely loggia leading from the superb detached double garage with an inspection pit and beautiful sweeping gardens provide a lovely entertaining and family environment all approached by a large gravel driveway with easy turning and ample off-road parking. Your earliest viewing is highly recommended of this truly special home.

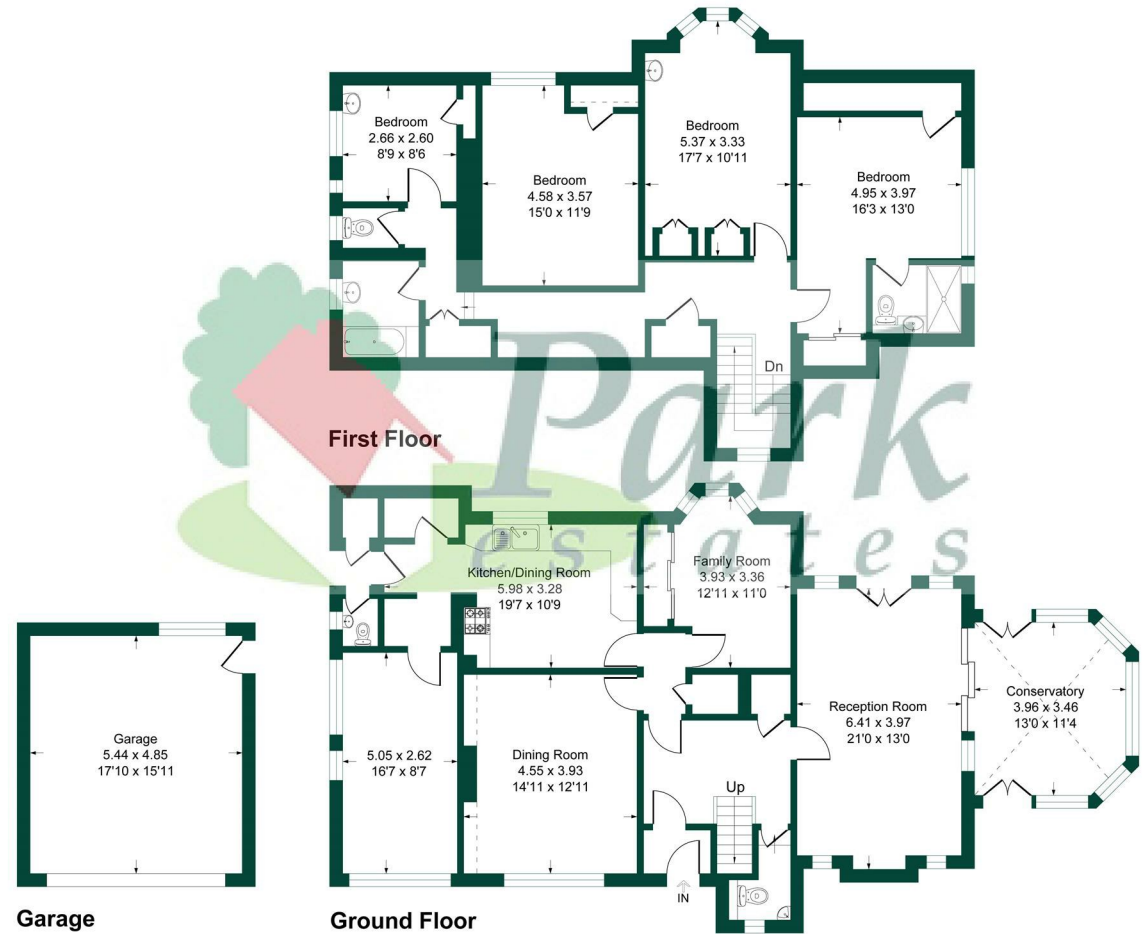
Local Authority: Sevenoaks
Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

High Wood, Botsum Lane, West Kingsdown, West Kingsdown, Sevenoaks, Kent, TN15 6BN

Approximate Gross Internal Area 214.0 sq m / 2304 sq ft
Garage = 26.3 sq m / 284 sq ft
Total = 240.3 sq m / 2588 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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