



A charming and well presented two double bedroom period cottage with extensive rear garden forming part of the delightful semi-rural Noah's Ark area of Kemsing. In addition to countryside walks on the doorstep, the cottage provides easy access to Kemsing rail station (0.8 miles) as well as the village primary school (0.5 miles) and a range of local shops, including post office and takeaways / restaurants (1.4 miles). A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, with fast and frequent links to London possible in less than thirty minutes.

Considered to be well presented and arranged, the generously proportioned accommodation currently comprises sitting room with feature exposed brick chimney breast, separate dining room and contemporary fitted kitchen to the ground floor. To the first floor there are two double bedrooms as well as the bathroom. Externally the property benefits from a delightful lengthy rear garden, complete with patio area and storage shed, while to the front of the cottage there is driveway parking for one car. Your internal viewing comes highly recommended in order to fully appreciate all this charming cottage has to offer and its lovely semi-rural location.

## 55 Noahs Ark

Kemsing, Kent, TN15 6PA Freehold



Offers In Excess Of £375,000

## GROUND FLOOR

### SITTING ROOM

Delightful front reception room has front entrance door as well as double glazed window to front aspect, radiator, flooring as laid and central exposed brick feature chimney breast with tiled hearth and shelving to each side recess as the focal point for the room.

### DINING ROOM

Rear reception room has double glazed window to rear aspect, radiator, flooring as laid and built in storage cupboard.

### KITCHEN

Flooring as laid, double glazing to side aspect, double glazed french doors to rear aspect, radiator, worktops integrating with a range of cupboards & drawers, space for fridge/freezer, washing machine & slimline dishwasher, integrated electric fan oven, 4 burner gas stove with overhead extractor unit, sink with tap.

## FIRST FLOOR

### LANDNG

Access hatch to loft (which the vendor has advised is part boarded with light), doors off to both bedrooms.

### BEDROOM ONE

Double bedroom with double glazed window to front, radiator, fitted carpet and feature central brick fireplace as the focal point for the room.

### BEDROOM TWO

Double bedroom with double glazed window to rear aspect, radiator, fitted carpet, storage cupboard and door providing access to the bathroom.

### FAMILY BATHROOM

Generously proportioned bathroom has opaque double glazing window to rear aspect, 2 x towel radiators, flooring as laid, localised wall tiling and a white suite comprising panelled bathtub with shower over and curtain, WC and wash basin. Built in cupboard containing combination boiler.

### PARKING

To the front of the property there is driveway parking for one car, within a fenced perimeter.

### GARDEN

The superb rear garden is a genuine feature of the cottage given its generous size and sunny aspect. Set within a neatly fenced perimeter there is an initial paved courtyard area which leads to a shingle stoned area, both of which are ideal for sitting out in and entertaining. The remainder of the garden is predominately laid to lawn with flower and shrub boarders as well as trees interspersed throughout.

## ADDITIONAL INFORMATION

Property is Freehold  
Council Tax Band C

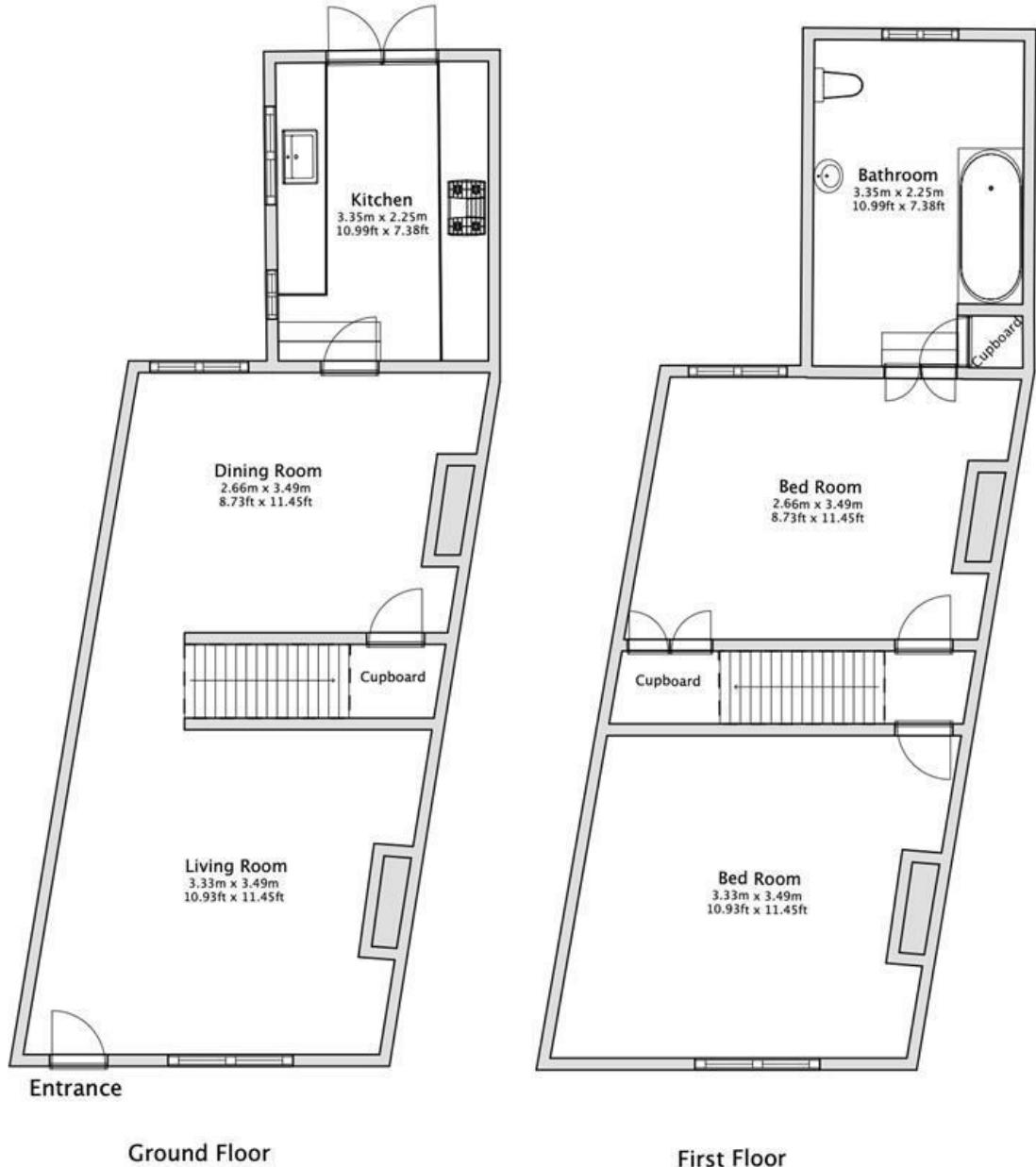




## 55 Noah's Ark

Approximate total internal area:  
63.4m<sup>2</sup> ( 682.43sqft)

Although measurements have been taken to ensure accuracy,  
they are approximate on this floor plan and is for illustrative purposes only.



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