



Ibbett Mosely

Wheatsheaf Cottage High Street,
Kemsing, Sevenoaks, TN15 6NA



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AN EXCEPTIONAL 3 BEDROOM COTTAGE SITTING IN THE VERY HEART OF THE VILLAGE PRESENTED TO A HIGH SPECIFICATION THROUGHOUT - NO ONWARD CHAIN £750,000

- Master Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Sitting Room
- Open Plan Kitchen/Dining Room
- Cloakroom
- Pretty Cottage Garden with Patio Area
- Share of Private Courtyard to rear overlooking the church
- Garage En Bloc
- Room behind Garage which could be used as a Workshop/Gym/Storage

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DESCRIPTION

Wheatsheaf Cottage is ideally located in the very heart of this popular village. Built in 2013, one of three cottages sitting on the site of the original village public house, The Wheatsheaf. The cottage is presented to an impeccable standard throughout with great attention to detail. Underfloor heating throughout the Ground Floor. The Open Plan Kitchen/Dining Room has been carefully designed with a comprehensive range of built in teak storage cupboards and drawers to one wall. A further range of modern wall & base units including integral appliances including built in oven, hob & Extractor. A matching Breakfast Bar sits in a perfect central position overlooking the rear garden. All 3 Bedrooms and Family Bathroom are arranged on the first floor. In our opinion the rear cottage garden is a true feature of the cottage. Neat flower beds skirt the lawn with well appointed seating areas providing perfect settings to enjoy a quiet cup of tea or a glass of wine in the early evening looking out towards the village church. The cottage benefits from a share of the rear block

paved courtyard. With NO ONWARD CHAIN we strongly recommend early viewing of this superb cottage to fully appreciate all that it has to offer.... and more.

LOCATION

Kemsing is a vibrant village at the foot of the North Downs with a range of local shops, school, public house, church 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. There is a regular bus service from Kemsing to Sevenoaks. St Edith's Well can be found close to the High Street in Kemsing, Kent, Built into a wall at the side of the street, there is a plaque with an inscription, and in the garden behind is the famous holy well of St Edith of Kemsing, a 10th century Saxon nun. She was, according to legend, the illegitimate daughter of King Edgar and Queen Wulfthryth. The restored and nicely-kept well has a rather odd-shaped walled structure surrounding it and a metal grill covering the water. Some steps descend down into the well, which it was claimed had miraculous healing powers; indeed, soreness and irritation of the eyes have been cured here, and the well has been a place of pilgrimage since medieval times.

Oxford Village is close by with a range of local shops, station and many highly regarded schools both state and private.

ENTRANCE

Through double glazed door into Entrance Hall

ENTRANCE HALLWAY

Staircase leading to first floor. Engineered oak flooring.

DOWNSTAIRS CLOAKROOM

Wash hand basin and WC. Heated towel rail.

SITTING ROOM

Double glazed bay window to front with timber shutters. Television point. Double multi pane doors leading to:

OPEN PLAN KITCHEN/DINING ROOM

Double glazed bi fold doors leading out into rear garden. Comprehensive range of wall and base units with under lighting and marble work surfaces. Built in oven with 4 ring gas hob inset. Integral dish washer and fridge freezer. Space and plumbing for washing machine. Matching Breakfast Bar with sink inset & mixer tap. A range of teak cupboards, display units and draws to one wall. Marble tiled floor.

FIRST FLOOR

LANDING

Airing cupboard housing hot water cylinder. Access to boarded loft. Radiator.

MASTER BEDROOM

Two double glazed windows to front with timber shutters. A range of built in mirror fronted wardrobes. Radiator. Door leading to:

EN SUITE SHOWER ROOM

Double glazed window to front with timber shutters. Fully tiled shower cubicle. Vanity unit with cupboard under and wash hand basin inset. WC.

BEDROOM

Double glazed window to rear with timber shutter. Built in mirrored wardrobe.

BEDROOM

Double glazed window to rear with timber shutter. Range of built in cupboards, drawers and work surface.

FAMILY BATHROOM

Suite comprising: panelled bath with shower attachment, vanity unit with wash hand basin inset, WC. Heated chrome ladder towel rail. Marble tiled floor.

OUTSIDE

FRONT

Via steps leading to entrance with lawn to side.

REAR

An attractive cottage garden providing a perfect setting for outdoor entertaining. Well appointed seating areas. Timber gate leading out into Courtyard.

COURTYARD

Via five bar gates leading into the paved courtyard which is shared with the two neighbouring cottages. Space for off road parking.

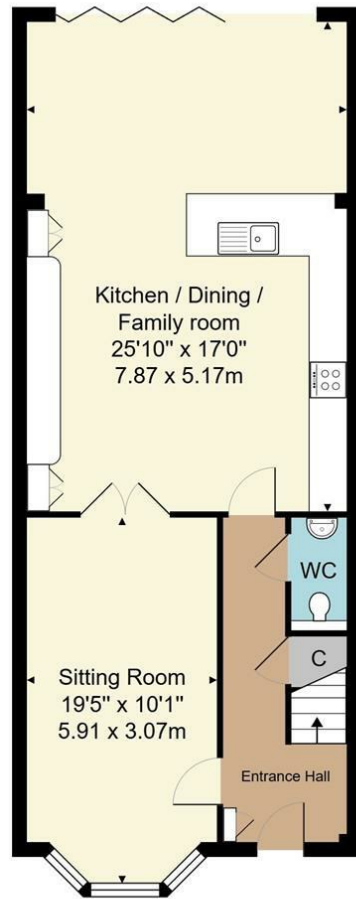
GARAGE EN BLOC - Electronically operated up and over door. Light and power.

WORKSHOP/GYM/STORAGE

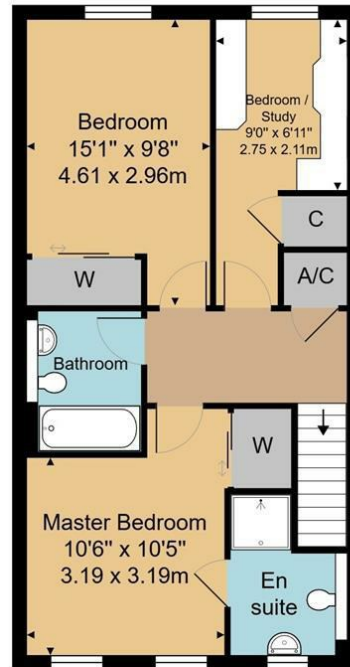


EPC Rating- C

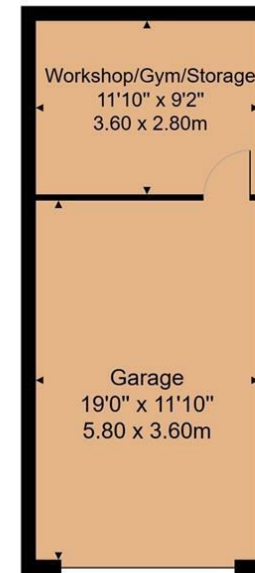
House Approx. Gross Internal Area 1320 sq. ft / 122.7 sq. m
Garage Approx. Internal Area 338 sq. ft / 31.4 sq. m



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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