



CLENCHES FARM

SEVENOAKS



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Located within the exclusive Kippington Estate, a private road less than a mile from Sevenoaks High Street and Mainline Station.

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Local Authority: Sevenoaks District Council
Council Tax band: E
Tenure: Freehold



THE PROPERTY AND OUTSIDE

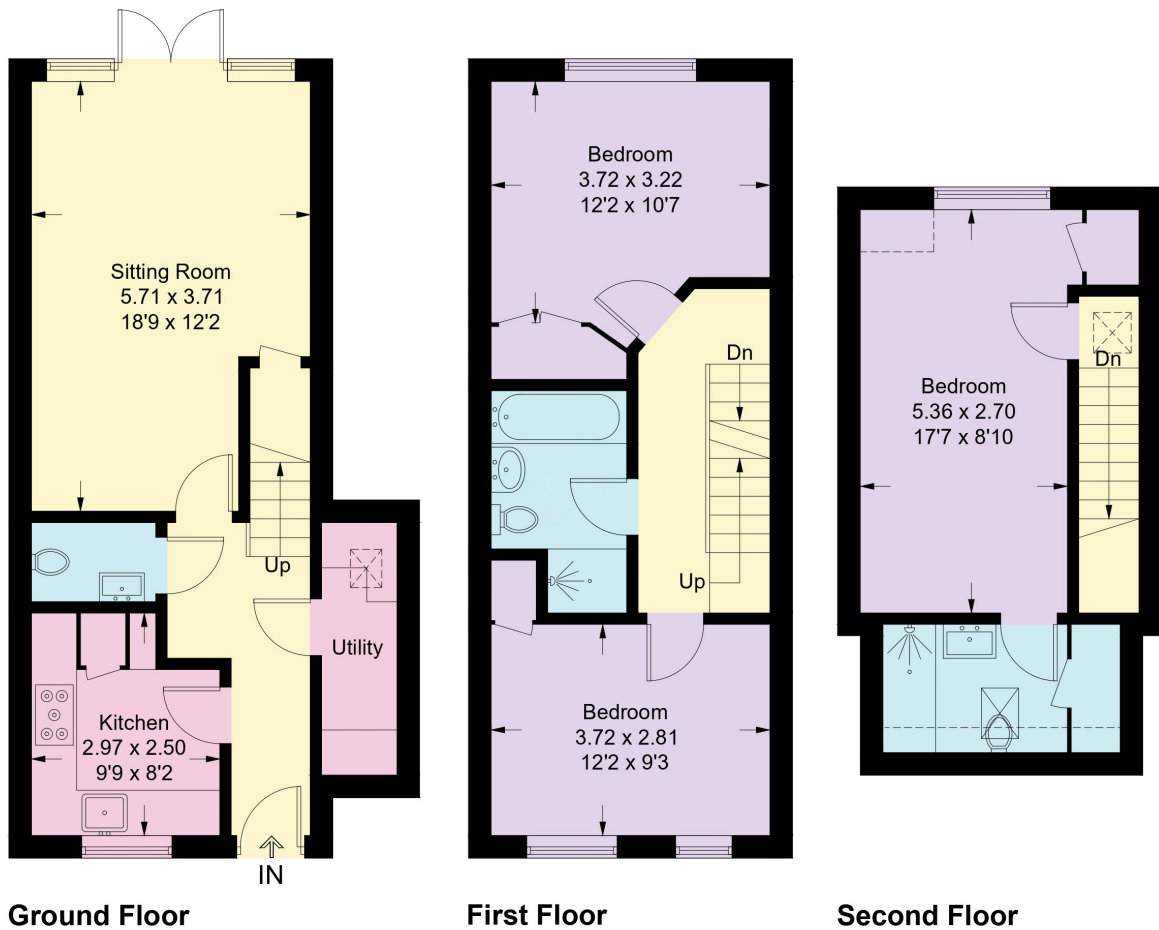
Situated within the popular Clenches Farm development, this well-presented home offers approximately 1,117 sq ft of accommodation, providing flexible and practical living space for modern family life along with a south facing courtyard garden.

The ground floor comprises a fitted kitchen, utility room and cloakroom, together with a generous sitting/dining room extending across the rear of the property. French doors open onto the garden, allowing plenty of natural light and creating an ideal space for both everyday living and entertaining.

The first floor provides two double bedrooms served by a family bathroom, whilst the second floor is dedicated to the principal bedroom suite with an en suite shower room. The layout offers a degree of separation that may appeal to families, guests or those working from home.

Outside, the property benefits from off-road parking, a single garage and a private south facing rear garden. Clenches Farm is well placed for local amenities, schools and transport links, with Sevenoaks town centre and mainline station within easy reach.





Approximate Gross Internal Area = 103.8 sq m / 1117 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. (ID767266)



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