



A charming 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 fireplace, separate dining room with wood burner stove, extended kitchen and ground floor WC. To the first floor there are two double bedrooms as well as the bathroom. Externally the property benefits from a delightful rear garden extending in excess of 100ft in length, complete with a detached studio office / summerhouse. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this lovely cottage has to offer.

67 Noahs Ark

Kemsing, Sevenoaks, TN15 6PA Freehold



Offers Over £375,000

SITTING ROOM:

Replacement composite front entrance door and double glazed window to front, radiator, feature exposed wooden floorboards, TV aerial lead, open fireplace with bare brick surround and hearth as the focal point for the room. Doorway providing access to the adjoining dining room.

DINING ROOM:

Spacious second reception room has period style radiator, inset downlighting, feature exposed wooden floorboards, stairs to first floor landing with useful understairs recess, bare brick fireplace with stone hearth and inset wood burner stove as the focal point for the room. Doors provide access to both the kitchen and the ground floor WC.

KITCHEN:

The extended kitchen is dual aspect with double glazed windows to side and rear, providing a delightful aspect down the garden. Period style radiator, inset downlighting, tiled flooring and localised wall tiling. Country style kitchen comprises a series of matching storage base units set beneath butchers block style work surfaces and an inset butler sink. Space and plumbing for all appliances including the SMEG range style cooker with seven ring gas hob and overhead extractor.

GROUND FLOOR WC:

Double glazed window to rear, heated towel rail, inset downlighting, tiled flooring with half tiled walls to match. Contemporary white suite comprises close coupled WC and wash basin with integrated storage cupboards beneath.

FIRST FLOOR LANDING:

Access hatch to loft and doors to bedrooms one and two.

BEDROOM ONE:

Double bedroom with double glazed window to rear providing delightful rural aspect towards Seal church, radiator, fitted carpet, door to over stairs storage cupboard and feature period fireplace as the focal point for the room. Stripped wood door to the (en-suite) bathroom.

BATHROOM:

Opaque double glazed window to rear, radiator, exposed wooden floorboards, localised wall tiling, shaver point and white suite comprising tongue and groove wood panelled bath with telephone style mixer taps, close coupled WC and pedestal wash basin.

BEDROOM TWO:

Double bedroom with double glazed window to front providing delightful semi-rural outlook, radiator, fitted carpet and ornate feature fireplace as the focal point for the room.

PARKING:

On road parking available (but not allocated) to the front of the property .

GARDEN:

The delightful rear garden is a genuine feature of the cottage and is set within a neatly fenced perimeter extending in excess of 100ft in length and starts with an extensive paved patio sun terrace, which is ideal for sitting out and entertaining. The second garden area is mainly laid to lawn with a meandering path and flower / shrub borders. The third garden section is purely lawned and leads to the final section of garden with low maintenance gravelled finish and a raised decked terrace complete with multi purpose detached timber "bar" / summerhouse / studio office, complete with power and light.

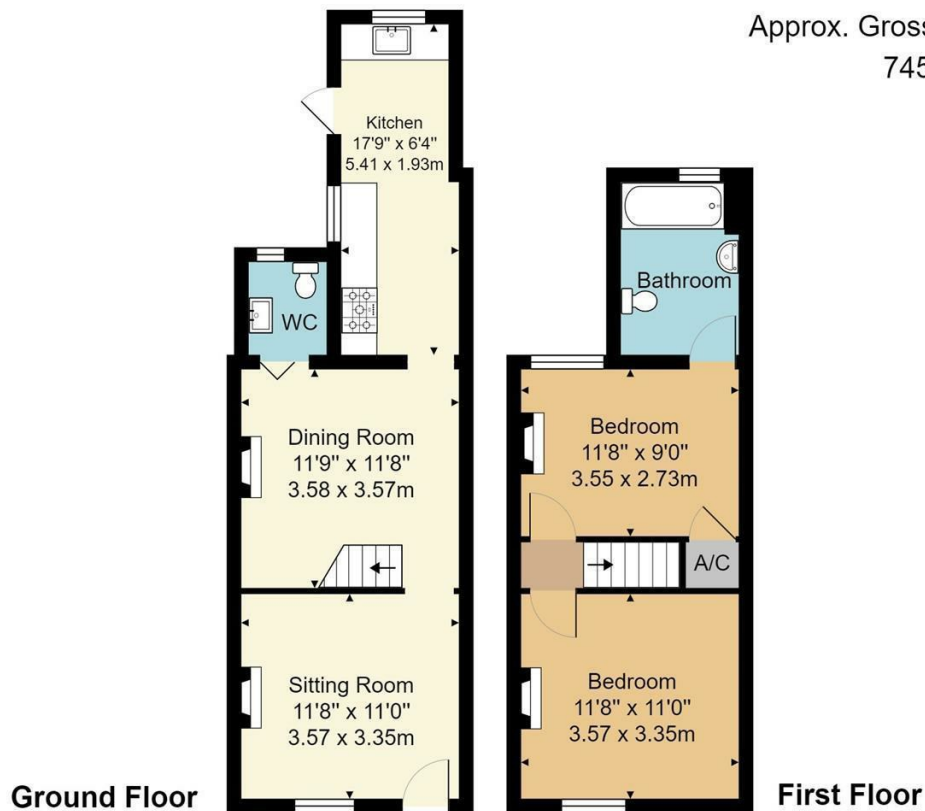
ADDITIONAL INFORMATION:

Property is Freehold
Council Tax Band is D





Approx. Gross Internal Area
745 ft² ... 69.2 m²



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.

www.kings-estate-agents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

