



This detached bungalow sits in a sought-after setting in the older part of Kemsing Village, less than half a mile from the High Street and the historic Edith's Well walled garden. The property is situated within a short distance of country walks, good schools and train station. This unique home lends itself to both buyers looking to downsize but also growing families looking for the possibility to extend due to the granted planning application for a loft conversion and the local amenities available whilst still keeping within rural surroundings. It comprises spacious hallway, three bedrooms, family bathroom, kitchen, living room and is situated on a generous garden plot that accommodates a stream believed to originate from St Ediths Well. The property further benefits from two garages with one detached and with games room/annexe to, outside wc, lean to and private driveway for several cars.

The popular village of Kemsing is situated in an Area of Outstanding Natural Beauty at the foot of the North downs and has local shops, a pharmacy, cafe, doctor's surgery, and a public house, along with a well regarded primary school, tennis and cricket clubs. Further amenities are found in nearby Sevenoaks, which is approximately 3.3 miles away, or in the historic village of Otford (2.4 miles). Both Kemsing and Otford are surrounded by beautiful countryside with a number of footpaths. Access to the national motorway network is easy via the M26 and M25, and Kemsing station (0.8 miles away) has connections to London Victoria/Blackfriars.

119 Noahs Ark

Kemsing, Sevenoaks, TN15 6PD Freehold

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£749,995

Entrance Hall

Flooring as laid, radiator, double glazed front external door, access to all rooms.

Living Room

Flooring as laid, radiator, double glazing to front aspect forming part of the bay frontage, central coal effect gas fireplace feature with brick surround, TV point.

Kitchen/Diner

Flooring as laid, radiator, double glazing to rear aspect, double glazed external side door, part tiled walls, oak fitted kitchen, sink and drainer, four burner gas stove with overhead extractor unit, space for white goods, boiler, cupboard containing water cylinder, TV point.

Master Bedroom

Flooring as laid, radiator, double glazing to front aspect, TV point.

Bedroom Two

Flooring as laid, radiator, double glazing to rear aspect, TV point

Bedroom Three

Carpet as laid, radiator, double glazing to rear aspect, TV point.

Family Bathroom

Flooring as laid, radiator, opaque double glazing to rear aspect, part tiled walls, panelled bath and separate shower cubicle, wash hand basin, wc.

Annexe/Game Room

The spacious annexe/game room with garage facade benefits from electricity supply, gas central heating, running water and tv points, double glazed sash windows and double glazed apex forming part of the roof. To the rear aspect is a sheltered decking area ideal for hosting and lean to for external storage to the side aspect.

Attached Garage

Benefits from ample work space, gas central heating and plumbing installed for utilities.

Outside WC

Comprising toilet, wash hand basin and radiator.

Rear Garden

A spacious corner plot with lawn as laid, stylish brick and timber borders and shrubbery surrounding. The footings and power supply are completed for the construction of a new garden shed/workshop. The pleasant stream that runs along the back of the garden is believed to be sourced from the historical St Edith's Well.

Driveway

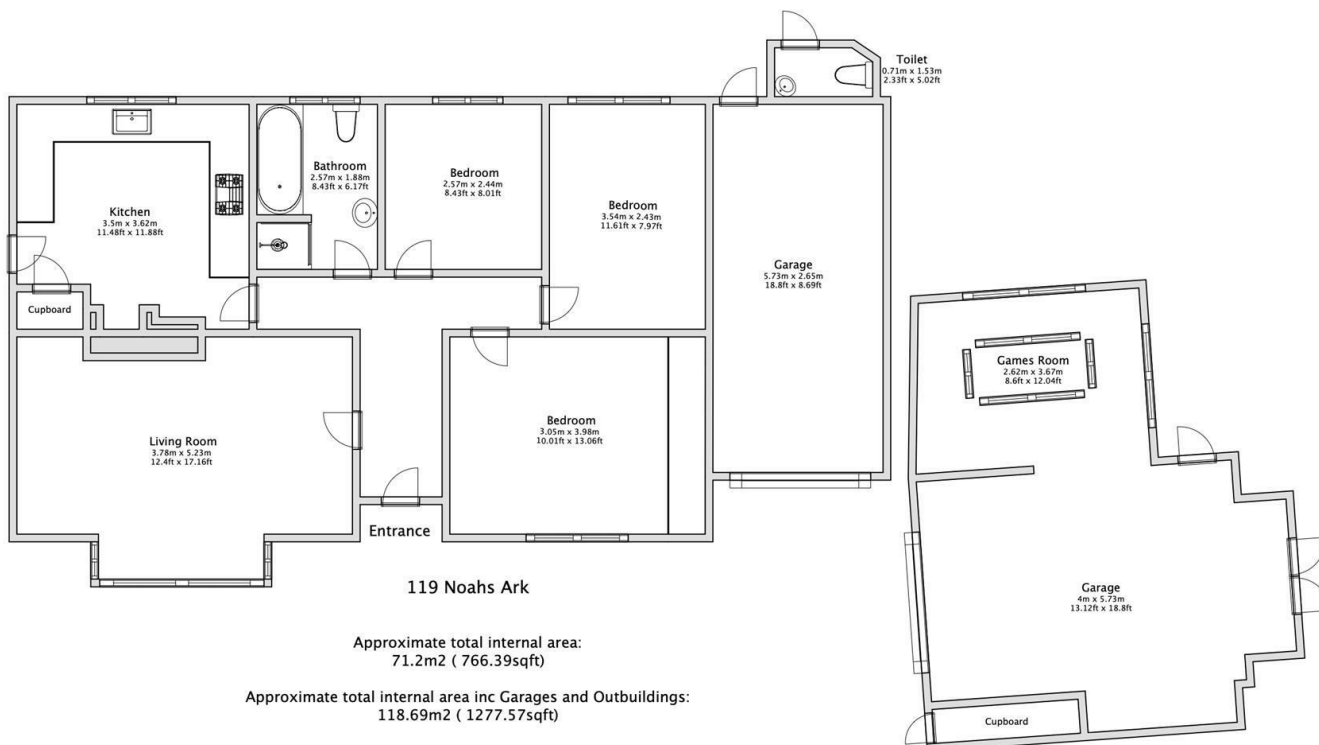
The bungalows spacious and private frontage benefits from a large driveway for several cars that also provides access to the attached garage and annexe/game room via the garage facade.

Additional Information

The planning permission for a loft conversion to create first floor accommodation in way of two double bedrooms, each with en suite and enlarged roof space was granted in 2001. Ref. No: 01/02364/FUL







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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