



Yew Tree Cottage  
High Street, Kemsing, Sevenoaks, TN15 6NB

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An attractive end-of-terraced 2 bedroom character house with south facing garden located in the centre of Kemsing village close to amenities.

- 2 bed end of terrace house
- Period features
- Central village location
- South facing rear garden
- Garden office
- Short walk to shops, pub and school
- Open plan kitchen
- On road parking to front
- Kemsing Station 1.3 miles, Otford Station 1.9 miles away

#### PROPERTY

This attractive period house with elevations of red and yellow brick was built in the Victorian era and offers character charm with a contemporary finish.

The entrance door opens into a cosy sitting room which boasts wooden flooring and a large sash window overlooking the front garden. A wood burning stove set within the original fireplace provides a wonderful focal point to the room with fitted cupboards either side. A door leads through to an open plan kitchen / dining room where there is a further wood burning stove and a door leading upstairs. It is an ideal space for entertaining and for modern family life. The kitchen features a range of 'shaker' style wall and base units with solid wood worktops and matching upstand. There is plenty of cupboard space with beautiful slate flooring and a range of integrated appliances including fridge/freezer, extractor, electric oven and gas hob. The bathroom,



which is located downstairs has been finished in a neutral style with a modern white suite. There is a bath with shower over and glass screen, pedestal basin and WC.

Upstairs the first floor landing leads to two good sized bedrooms which both benefit from fitted cupboards and carpeted floors. A loft room with Velux window provides additional living space and is accessed via a hatch with pull down ladder.

The property benefits from mains gas central heating with a combi boiler.

## OUTSIDE

The property is set behind an attractive ragstone wall with a pretty front garden mostly paved with a number of planted beds providing colour. There is a wide gated pathway running down the left hand side providing access to the south facing back garden.

The garden itself is mainly laid to lawn and features a beautiful Magnolia tree. The borders running along either side are planted with an array of colourful shrubs and flowering plants. There is plenty of space for children to play or to sit and relax in the sunshine on the decked terrace. A large garden studio with power and lighting to the back of the garden provides a fantastic home office space with a further shed providing handy outside storage. There is plenty of on-road parking available including directly in front of the property.

## LOCATION

The property is located in the heart of old Kemsing, a picturesque and historical village at the foot of the Kent North Downs. Kemsing is centered around St Ediths Well, a shrine dedicated to St Edith a local legend and daughter of King Edgar I whose saintly presence has,



according to legend, given the water healing properties. There are numerous amenities in the village including a general store, news agent, Italian deli, pharmacy, The Bell public house, library, village church, recreation field and sports pavilion. There is an abundance of countryside walks and bridle paths in this area of outstanding natural beauty and Kemsing railway station, which serves London Victoria and has free parking, is 1.3 miles away.

Sevenoaks town centre is about 3.5 miles distant, where one can find an excellent range of restaurants, cafes and shops as well as the Stag Theatre and cinema and Sevenoaks leisure centre with swimming pool and fitness suite. Sevenoaks mainline railway station is 4 miles away with fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street in as little as 23 minutes.

There are a lots of well regarded schools nearby including Kemsing, Seal and Otford Primary Schools with a top class selection of private, comprehensive and grammar schools for both boys and girls in Sevenoaks, Tonbridge and Tunbridge Wells. Access to the M25 (junction 5) and A21 can be found at the Chevening interchange 5 miles away which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus and the South Coast.

Further places of interest within the local area include Sevenoaks Wildlife Reserve, Knole Park, Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden and Penshurst Place to







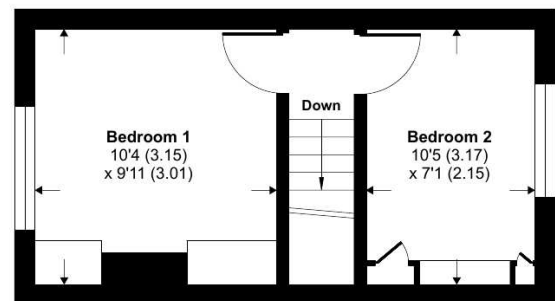
## High Street, Kemsing, Sevenoaks, TN15

Approximate Area = 753 sq ft / 69.9 sq m

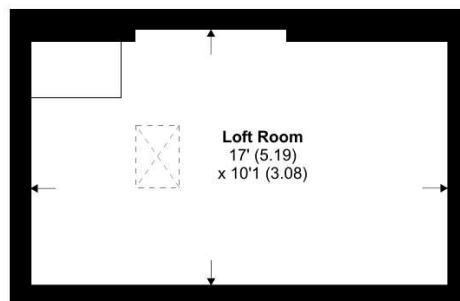
Outbuilding = 129 sq ft / 11.9 sq m

Total = 882 sq ft / 81.8 sq m

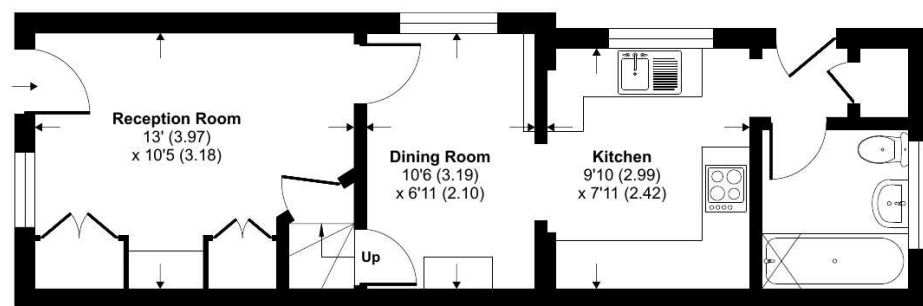
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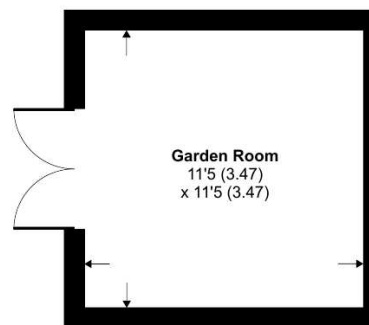
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



OUTBUILDING

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2025. Produced for Humberts. REF: 1242715

### TENURE

Freehold.

### SERVICES

All mains services connected.

### RESTRICTIONS

The property is located in a conservation area and an area of outstanding natural beauty.

### EASEMENTS/ RIGHTS OF WAY

There are easements / rights of way associated with this property.

### LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band D.

### ENERGY PERFORMANCE CERTIFICATE

Energy Rating D.

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