



High Street

Kemsing, Sevenoaks TN15 6LY

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Pretty Grade II listed semi-detached cottage with three bedrooms, separate converted outbuilding and parking in the heart of Kemsing village.

- Off road parking
- Three bedrooms
- Cellar
- Lots of character

THE PROPERTY

You enter the property through the front door into the entrance porch which has space for coat and shoe storage and a door leading to the main living accommodation. To the left you find a dual aspect lounge with inglenook fireplace featuring a log burner and solid wood flooring that continues through to the dining area that can be found on the right of the room. Here there is ample space for a large dining table and is semi open plan to the kitchen. There is also a trap door in this room which provides access to a cellar.

The kitchen itself is fitted with a range of solid painted wood base units with space for a range cooker and topped with quartz worktops around a curved butler sink. A fridge, freezer and dishwasher can be found integrated into the kitchen.

Heading upstairs to the 1st floor you find two of the three bedrooms and the family bathroom. Both bedrooms are of a generous size and accommodate double beds, the second featuring lovely dual aspect windows. The bathroom itself has been recently fitted with walk in shower, in-keeping basin and w.c.





Heading up to the 2nd floor you find the 3rd bedroom which is located in the eaves of the building yet still provides space for a double bed.

A former single garage is also part of the accommodation and has been converted into a studio, perfect for home working.

OUTSIDE

Outside the property benefits from a driveway for off-road parking and gate leading to the garden. The garden is located at the front of the property and is of proportionate size with areas of lawn, mature flower beds and patio space for alfresco dining.

SURROUNDING AREA

The property is situated in a central position within Kemsing, in the popular old part of the village within reach of the local amenities including the primary school, church, public houses, local shop and a tennis club. Kemsing and Otford stations are 1.3 and 1.9 miles away respectively providing services to London Victoria (50 & 40 mins) and Blackfriars (44 & 38 mins). as well as a new service from Otford to London Bridge Sevenoaks is some 3.7 miles away, offering a range of shops, boutiques, restaurants and leisure facilities including cricket at The Vine, golf at Wildernesse and Knole as well as Sevenoaks Leisure Centre with its gym and swimming pool. Sevenoaks tennis, cricket, hockey and rugby clubs are also placed nearby. The property is conveniently located for the M25 providing access to the wider national motorway network, London, the Channel Tunnel and Bluewater Shopping Centre.



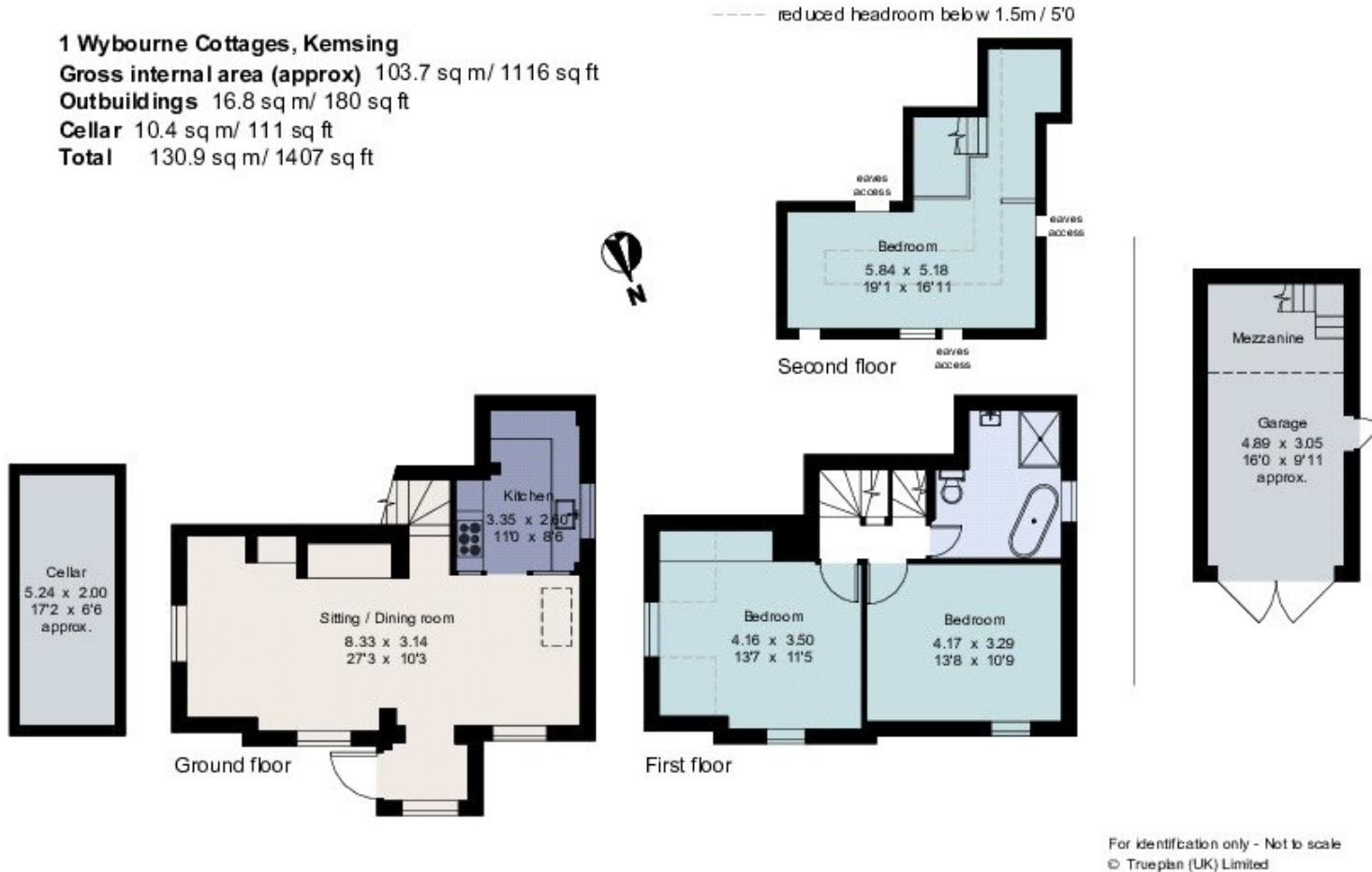
1 Wybourne Cottages, Kemsing

Gross internal area (approx) 103.7 sq m/ 1116 sq ft

Outbuildings 16.8 sq m/ 180 sq ft

Cellar 10.4 sq m/ 111 sq ft

Total 130.9 sq m/ 1407 sq ft



SERVICES

All mains services are connected

TENURE

Freehold.

LOCAL AUTHORITY

Sevenoaks District Council - Band E.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

AGENTS NOTE

Property is Grade II listed.

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