



## The Landway

Kemsing, Sevenoaks, Kent, TN15 6TG

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An exceptional four bedroom detached house, situated on a sought after semi rural road close to Kemsing village with all of its amenities. The property has been well maintained over the years and sits on a comfortable plot.

- Detached property
- Two reception rooms
- Four Bedrooms
- Downstairs w.c.
- Sought-after village location
- Private garden
- Integral garage
- Good size plot

### PROPERTY

A substantial detached house set on this sought after road close to Kemsing village. The property is set back from the road and approached via a sweeping driveway. The front door leads into a welcoming entrance hall which has a useful storage cupboard and gives access to the ground floor WC. The main living room is a generous size and offers light from the double aspect windows and French doors out into the garden, there is a feature fireplace and door leading through to the dining room which has been extended out and now enjoys a bay window with seating area and enviable view out into the pretty garden.

The kitchen has been fitted with a range of wall and base units and features an integrated NEFF double oven and induction hob, Bosch dishwasher and space for a washing machine, fridge freezer and microwave. There is a window looking out to the garden and a side door leading outside and the ground floor accommodation is



completed with the integral garage which could offer further potential for conversion, subject to gaining the necessary consents.

The staircase rises up to the first floor and leads to the attractive and spacious landing, there is another storage cupboard on this level and further storage in the large eaves space. The principle bedroom is positioned at the back of the house and benefits from a large fitted wardrobe and ensuite shower. The second bedroom is at the front and has another wardrobe, the third bedroom also has garden views and also has a wardrobe, the fourth room is currently used as a study, has a built in cupboard and further eaves storage and could still make for another good size bedroom.

### **OUTSIDE**

The gardens of the property are a superb feature and the property is set back from the road and has a large front garden. There is a long brick paved driveway which leads up to the garage.

The front garden has an area of lawn with well stocked borders which will offer interest and colour throughout the seasons. There is a side access path leading round to the rear garden and to the immediate rear of the house there is a paved patio which leads on to a shaped area of lawn. The boundaries are hedged offering a private aspect and there is a second covered patio offering an additional shaded seating area. There is a green house and two garden sheds.

### **SURROUNDING AREA**

The property is located in the popular village of Kemsing within easy reach of local facilities including shops, chemist, library, Church, doctors surgery, public house and restaurants. The historic Pilgrims Way and the rich landscape of the Kemsing Down Nature Reserve, with over nine species of orchid and a number of butterfly

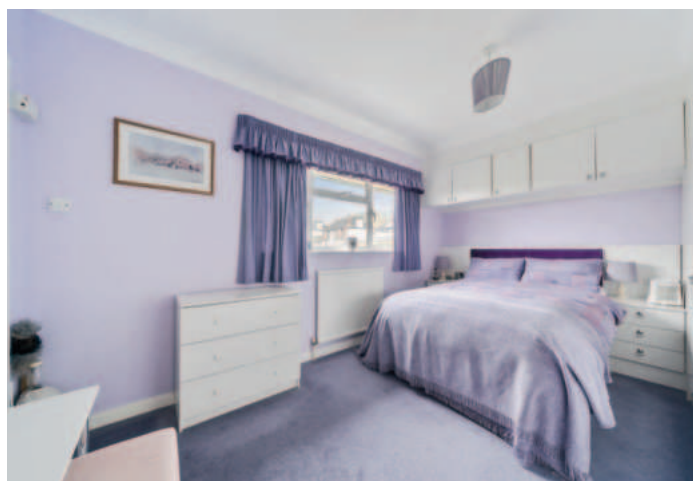


species are both within easy reach providing many scenic walks.

There is a bus service from the village to Sevenoaks and the Riverhead Tesco superstore. Sevenoaks with its wide range of shops, restaurants, cinema/theatre complex and swimming/leisure centre is about 4 miles distant.

Fast trains run from Otford to London Victoria and Charing Cross with links to Sevenoaks. Schooling in the area is also fantastic with primary Schools in Kemsing itself, Otford, Seal, and Sevenoaks as well as a wide variety of Secondary and Independent Schools within the area including St. Michael's preparatory school, Sevenoaks School and Walthamstow Hall School.

Leisure Facilities locally include The Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough as well St. Julians health club. The M25 can be accessed at Chevening, Junction 5, allowing easy access to most of the major road networks, the Dartford River Crossing, Gatwick and Heathrow airports and the Channel Tunnel and ports.

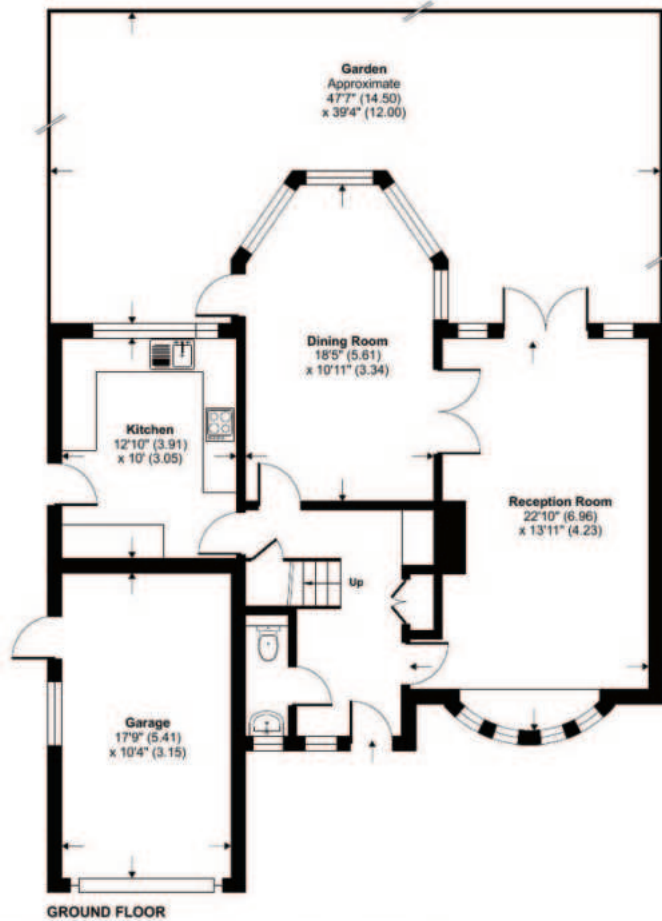




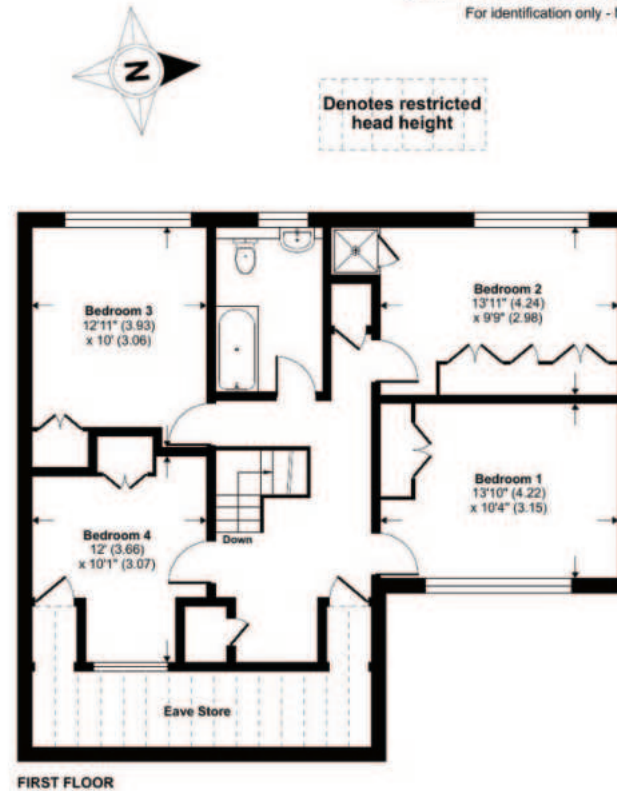
## The Landway, Kemsing, Sevenoaks, TN15

Approximate Area = 1509 sq ft / 140.1 sq m  
Limited Use Area(s) = 121 sq ft / 11.2 sq m  
Garage = 175 sq ft / 16.2 sq m  
Total = 1805 sq ft / 167.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Humberts. REF: 1248541

### TENURE

Freehold.

### SERVICES

All mains services are connected.

### LOCAL AUTHORITY

Sevenoaks District Council - Band G.

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

### LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band E.

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