



Childsbridge Lane

Kemsing, Sevenoaks



A striking family home in excellent condition, with a large, landscaped garden and ideally located for local amenities, excellent schools and well-connected transport links.



Summary of accommodation

The House

Ground floor: Reception hall | Drawing room | Family room | Kitchen/breakfast room | Dining room | Study
Utility room | WC | Garage

First floor: Three bedrooms with en suites | Two further bedrooms | Family bathroom

Second floor: Two bedrooms, one with storeroom | Shower room





Situation

Times and distances are approximate.



The M26 motorway is easily accessible providing access to the channel ports whilst the M25 gives great access to Gatwick and Heathrow airports, central London and the wider UK motorway network.



The bustling village of Otford (with its train station running into Victoria as well as a new fast line service into London Bridge/ Charing Cross) is close by whilst the larger town of Sevenoaks sits to the south with its wide array of shops, restaurants and cafes together with its main line station (London Bridge in 22 mins and Charing Cross in 33 minutes).



The area benefits from excellent schools from local village primary schools, excellent prep schools (St Michael's and Russell House in Otford, The New Beacon, Sevenoaks Prep, and Walthamstow Hall in Sevenoaks) and fantastic secondary schools, in both the state and private sectors including Tonbridge and Sevenoaks Schools, Judd, Skinners and Tunbridge Wells Boys Grammar schools.



A wide range of sports clubs, golf courses (including an Open qualifying course at Wildernesse) and countryside walks accompany a number of historical sites embedded in the Kent countryside.





The House

Originally built in 2001 the current owners have reconfigured and updated the property during their time in the house. The property provides a wide range of excellent living space which links ideally with a large, landscaped garden whilst providing ample parking on the paved driveway at the front of the house.

Entry into the house comes through a large, light and bright, tiled entrance hallway which acts as the hub of the house, providing access to a large drawing room with French doors out onto garden.

A well set out study with shelves and storage runs off the hall together with a guest WC and an additional sitting room/bar/games room (with wooden floorboards), also benefitting from access out onto the patio and garden.

A large open plan kitchen/breakfast room (with Corian worktops, fitted units and recessed lighting) with snug area opening out onto the garden wraps around to the rear of the house whilst a large, updated utility room also provides access to the garage and a side entrance.

The staircase to the first floor leads to a wide landing (currently set out as a library/reading area) providing access to; a large principal suite with dressing room and ensuite bathroom with separate shower, two double bedrooms both with newly updated ensuite facilities, a family bathroom and two additional bedrooms. A further staircase leads up to the top floor where a further pair of bedrooms (with views out over the garden) sit alongside a new shower room and excellent storage.

The garden benefits from a large area set to lawn amongst a selection of mature shrubs and plantings with additional landscaped seating areas.





Property Information

Tenure: Freehold.

Local Authority: Sevenoaks District Council

Council Tax: Band H

EPC: C

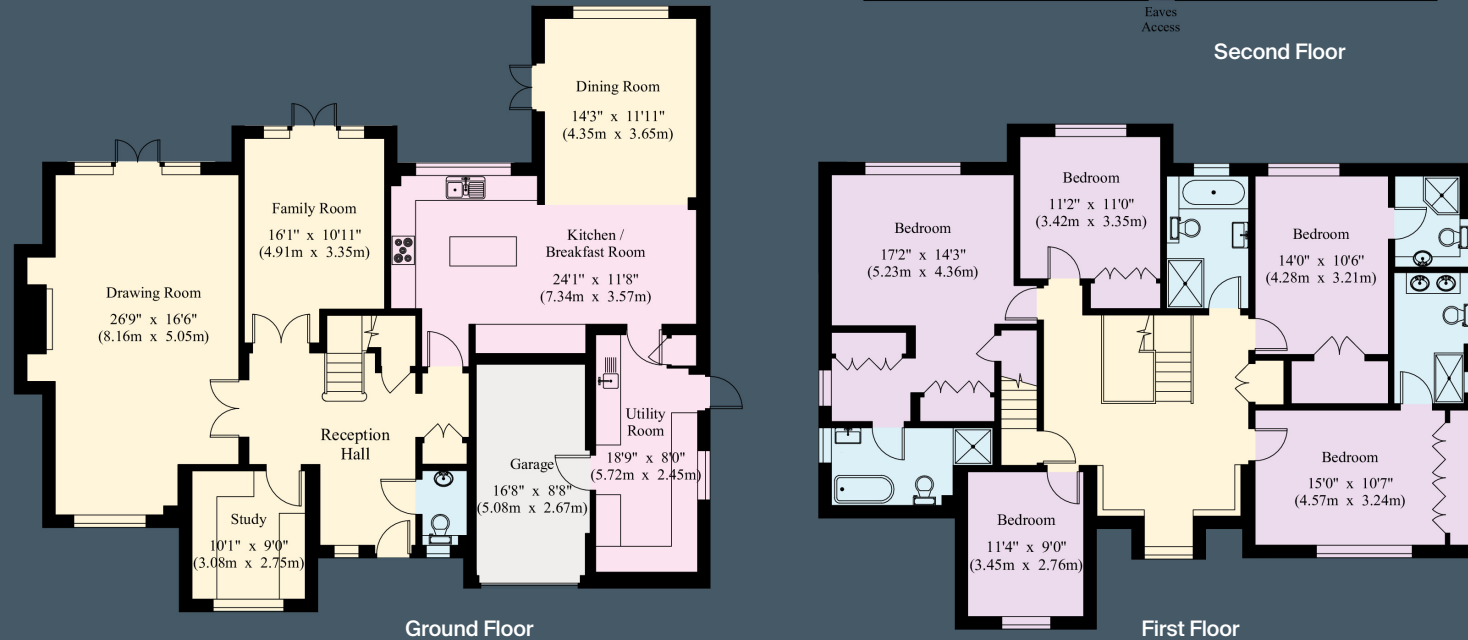
Postcode: TN13 3LS

Viewing: Strictly by appointment through Knight Frank.

Approximate Gross Internal Floor Area

Total Area: 368.5 sq.m / 3,966 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
113-117 High Street
Sevenoaks, Kent
TN13 1UP
knightfrank.co.uk

I would be delighted to tell you more

Matthew Hodder-Williams
01732 744460
matthew.hodder-williams@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2024. Photographs and videos dated November 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

