

Pilgrims Way, Kemsing, Sevenoaks





## An excellent extended and refurbished family home.

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Set in a private and elevated south facing position within easy reach of local amenities, schools and transport links.



**Tenure:** Available freehold

**Local authority:** Sevenoaks District Council

**Council tax band:** G





## The Property

Located on the south facing ridgeline with access to the walks and trails of Kemsing Nature Reserve, this beautifully refurbished family home is located at the top end of a private road overlooking Kemsing and with far reaching south facing views. Extended and updated by the current owners the property now extends to over 3500ft<sup>2</sup> of living space and makes the most of a light and bright open plan living design with large rooms, perfect for entertaining and making the most of the south facing aspect the property benefits from.

The house is approached from The Pilgrims Way up a private road where the property has a large area set aside for parking outside the house whilst a double garage (along with additional storage space above) with additional parking sits on the north east side of the house. A large tiled entrance hallway acts as the formal access to the house with great space for storage, coats and seating together with the staircase leading the first floor and doorways to the living space and kitchen area. A large dual aspect living room with wooden floorboards is split into a cosy seating area around a fireplace and a great space for formal dining alongside sliding doors out onto the grand south facing terrace. All the windows and doors are double glazed and provide excellent light throughout the house. On the other side of the corridor a utility room (with tall units, space for a large fridge freezer and work units along the eastern wall) links through to a study (with french doors and rear access) whilst a large and well presented kitchen/ breakfast room (with space for double fridge freezer, induction hob, double oven, teppan plate and excellent storage throughout leads through to a large family room with full length sliding doors out onto the south facing terrace.

Along the length of the property, and with a clear south facing aspect, sits a large terrace, perfect for al fresco dining and entertaining. A wind hut sits in the corner of the terrace whilst a more shaded area adjoins the kitchen's westerly side and with doors back into the family room. The ground floor enjoys underfloor heating throughout the house adding to its high levels of insulation and energy efficiency.





The staircase leads up onto the first floor where the house is ideally set with a principal bedroom suite, with dual aspect bedroom, dressing room and en quite bathroom with separate shower, alongside four additional bedrooms.



## Garden

The garden extends to approximately 1.5 acres of landscaped gardens with extensive lawns. A workshop with log store then sits on the garden area above the house which enjoys extensive south facing views. The house is run with two new air source heat pumps and has been specified throughout to a high level of insulation, heat retention and energy management.

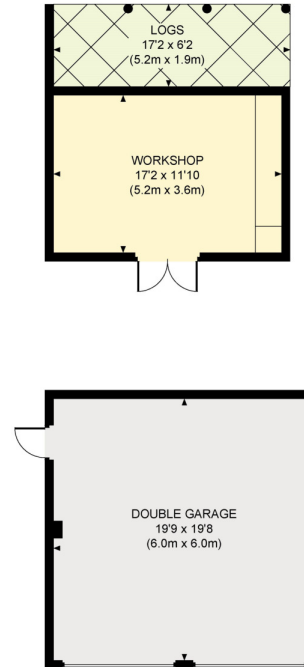
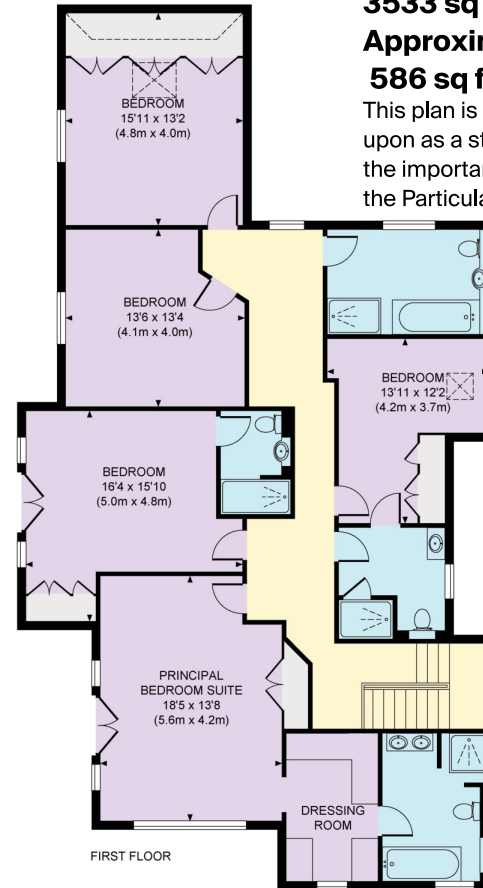
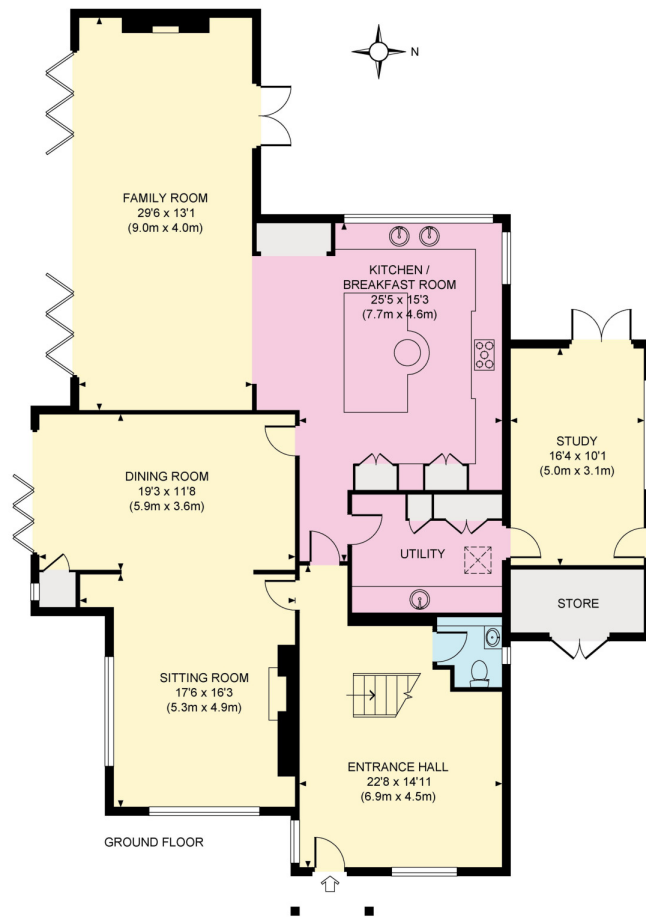
## Location

he property is ideally located on a high ridgeline location with far reaching south facing views. It provides an excellent position providing both privacy yet also with access to nearby amenities, schools and transport links. 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 in Otford, Russell House in Otford, The New Beacon, Sevenoaks Prep, and Walthamstow Hall in Sevenoaks) and some 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.





**Approximate Gross Internal Floor Area**  
**3533 sq m / 328.3 sq ft**

**Approximate Gross Internal Area Outbuildings**  
**586 sq ft / 54.4 sq m**

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.

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