



PARK LANE

KEMSING TN15



NEW BUILD FOUR BEDROOM HOME BUILT TO A HIGH SPECIFICATION

A chain free contemporary home with integral garage, benefitting from a 10 year Build Zone Warranty, located in the popular village of Kemsing on the outskirts of Sevenoaks



4 2 3 B

Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



ACCOMMODATION

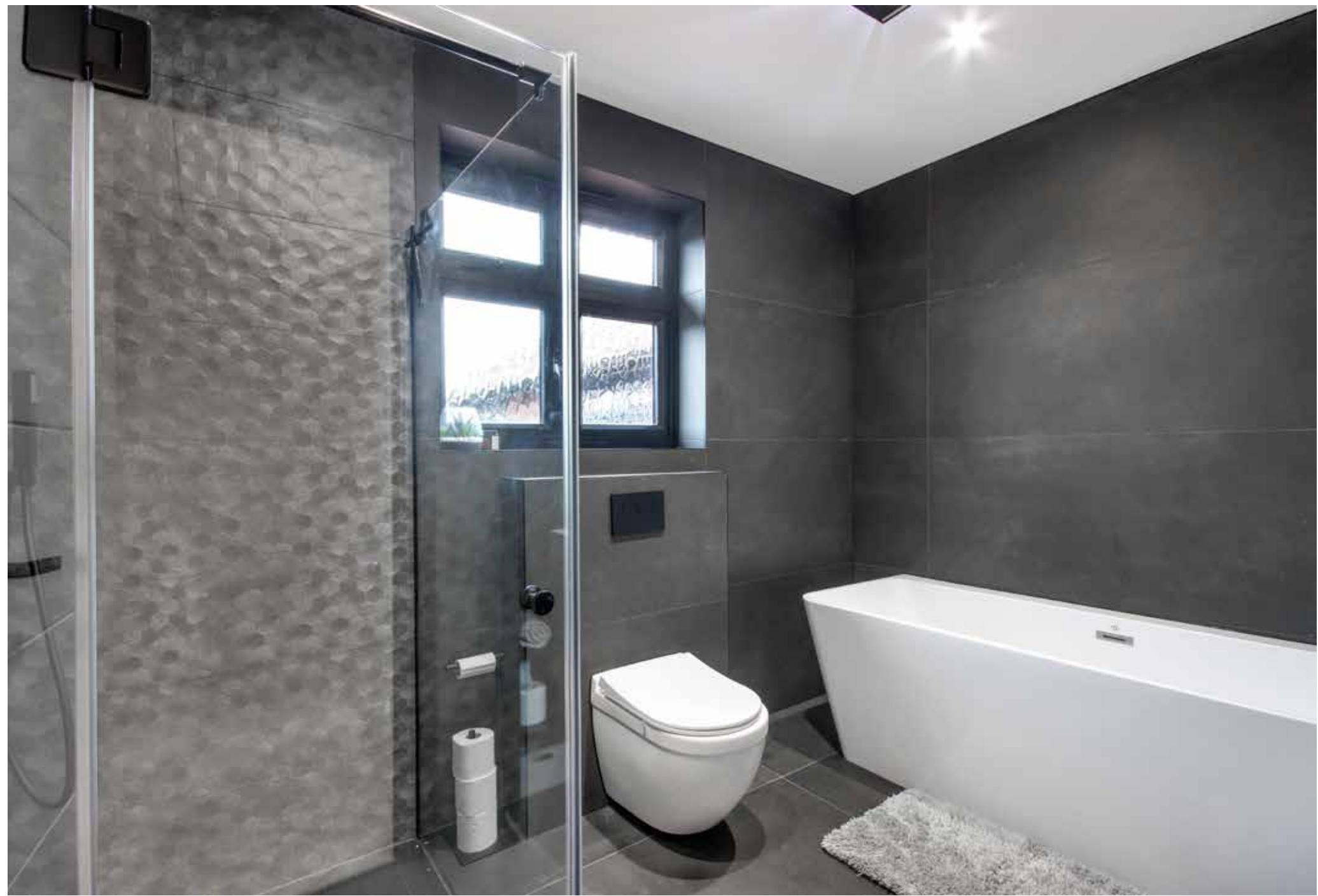
The property is approached via a set of gates onto the bonded gravel driveway, which provides ample parking and leads to the garage.

The ground floor features a welcoming sitting room with bay window overlooking the front. The spectacular open plan kitchen/dining room extends to over 30 ft in length. This impressive space boasts a vaulted ceiling with skylights and bi-fold doors leading to the rear terrace and garden creating a bright and welcoming environment.

The bespoke kitchen is well appointed with a comprehensive range of units, integrated appliances and granite worktops. A substantial central island incorporating waterfall edge granite worktops forms the heart of the space. Adjacent is a useful utility room with direct outdoor access and a versatile family room.











FIRST FLOOR, GARDEN & SITUATION

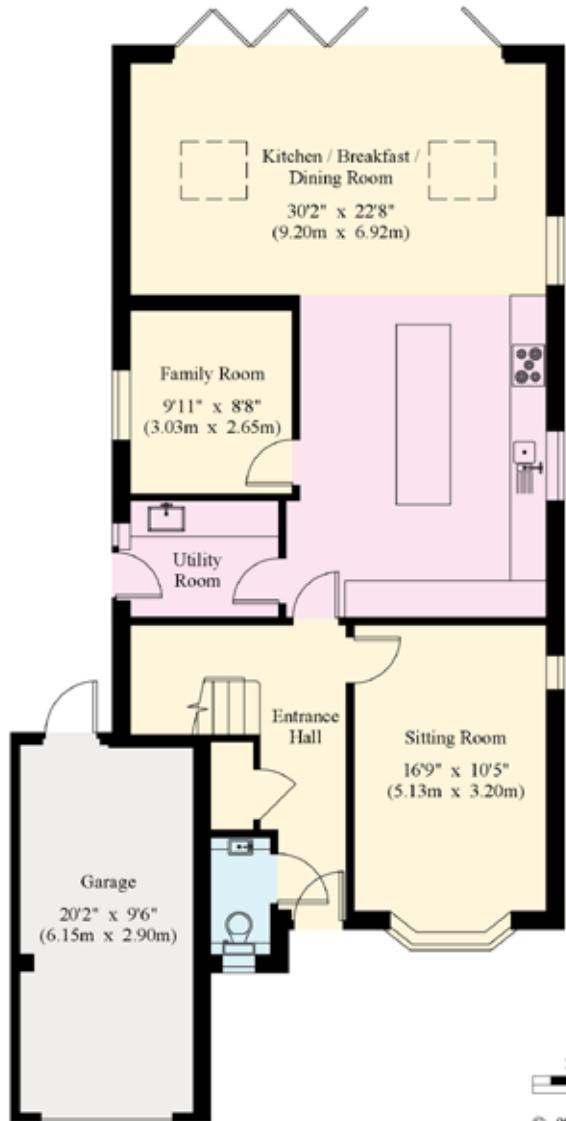
There are four double bedrooms on the first floor. The principal bedroom benefits from a stylis en suite shower room, while the remaining rooms are served by a contemporary family bathroom featuring a separate shower cubicle.

The rear garden enjoys a desirable south-easterly aspect and includes a paved terrace, ideal for al fresco dining and entertaining. A level area of artificial lawn is framed by raised beds planted with herbaceous shrubs, enclosed by close-boarded fencing and established conifers. A pedestrian gate provides convenient access to the front.

Kemsing is a popular village situated along the historic Pilgrims Way on the outskirts of Sevenoaks. It offers a strong sense of community, a well-regarded primary school, and a selection of local shops.

Kemsing has its own railway station, and nearby Otford station provides services to London Bridge in approx. 30 minutes. Sevenoaks station offers fast and frequent services to London Bridge from 22 minutes as well as direct trains to Cannon Street.



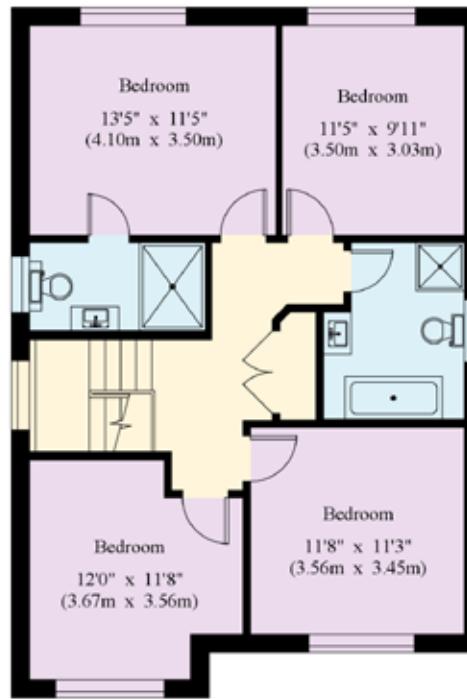


Ground Floor

Approximate Gross Internal Area = 190.8 sq m / 2053 sq ft

17 Park Lane

Gross Internal Area : 190.8 sq.m (2053 sq.ft.)
(Including Garage)



First Floor



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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