



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 1 YEW TREE COTTAGE HIGH STREET, KEMSING, SEVENOAKS, KENT TN15 6NB

Full of charm and character, 2 bedroom cottage that is in the very heart of the historic village of Kemsing nestling at the foot of the Northdowns, an area of outstanding natural beauty. The cottage boasts a first floor bathroom, a sitting room with gorgeous fireplace and charming kitchen/dining room with double doors that bring the pretty rear garden inside.

2 bedrooms ■ First floor bathroom ■ Kitchen/dining room with French doors to beautifully landscaped 80ft south facing rear garden ■ Front garden enclosed by feature ragstone wall ■ Boarded loft with velux window and lovely views ■ In the heart of this historic village ■ Sitting Room with lovely cast iron open fireplace

**PRICE: £450,000 FREEHOLD**



## SITUATION

This well positioned property is located in the centre of this picturesque and ancient village. Kemsing railway station (Victoria/Maidstone) is a short distance. The village centre offers adequate facilities for day to day requirements, together with a primary school, library, church and public houses, there is also a doctors surgery and lovely Italian delicatessen cafe. The village of Seal with its shops is also within easy reach. Sevenoaks town centre is about 3 miles and offers wider ranging facilities and a railway station to London on the Charing Cross/Cannon Street line. There is excellent country walking on the doorstep. Kemsing has a cricket club and there are tennis courts and a squash club. Golf is available on a number of courses in Otford, Shoreham and Eynsford and at Wildernesse and Knole Park in Sevenoaks. The A21 at Chevening (about 4 miles) gives access to the M25 and therefore Gatwick and Heathrow Airports, Dartford River Crossing, Bluewater Shopping Centre (A2) and London.

## DIRECTIONS

From Sevenoaks head on the A25 in a northerly direction towards Seal, turn left at the Seal Library signed to Kemsing and turn left at the end of this road onto Childsbridge Lane. At the cross roads turn right into West End and proceed into the centre of the village. 1 Yew Tree Cottage is on right hand side opposite the beautiful St Ediths Hall.

## GROUND FLOOR

### SITTING ROOM



13' x 10' 5" (3.96m x 3.18m) maximum, Front door, sash window to front, radiator, lovely cast iron open fireplace, with dresser style cupboards and shelving to sides, part leaded light door to kitchen/dining room.

### KITCHEN/DINING ROOM



15' 9" x 10' 6" (4.80m x 3.20m) Lovely light and airy space with Shaker

limestone tiled floor, flying mullion double glazed French doors to garden, plumbed for dishwasher and washing machine, boarded ceiling, space for fridge freezer, ceramic 1 ½ bowl drainer sink unit, slot in cooker, display cabinets and shelves, stairs to first floor.

## FIRST FLOOR

### LANDING

Open to bedroom one, doors to bedroom two and bathroom.

### BEDROOM 1



10' 5" x 9' 10" (3.18m x 3.00m) Sash window to front, radiator, access to loft with ladder.

### BATHROOM



6' 11" x 5' 11" (2.11m x 1.80m) White suite comprising panelled bath with overhead shower, pedestal wash hand basin, low level W.C., fully tiled walls, borrowed light window to landing, extractor fan, airing cupboard housing hot water tank.

### BEDROOM 2

9' 9" x 8' 3" (2.97m x 2.51m) Double glazed window to rear, radiator.

## LOFT

### LOFT ROOM

12' 1" x 8' 9" (3.68m x 2.67m) Velux window to rear with views over stunning countryside, eaves storage.

## OUTSIDE

### REAR GARDEN



Approximately 80ft long and south facing. The gardens have been well landscaped with patios beds and lawns and a good size storage shed

### FRONT GARDEN



Enclosed by a lovely Ragstone wall and gate and offering side pedestrian access via a gate. The front is mainly paved with well established beds.

## COUNCIL TAX BAND D

