



77 PILGRIMS WAY, KEMSING, SEVENOAKS, KENT TN15 6TD

A well presented 4 bed detached chalet house enjoying a verdant outlook to the front and rear, located in a fine position at the foot of the north downs with a large secluded garden and driveway with off road parking. Footpaths providing spectacular walking are close by. Kemsing village centre is within walking distance.

Entrance Porch ■ Kitchen ■ Lounge and Dining Area ■ 4 Bedrooms ■ 3 Bathrooms ■ Plot extends in all to about one quarter of an acre ■ Detached garage with Tool Room ■ Sealed unit double glazed leaded light windows ■ Gas fired central heating ■ Driveway with plenty of car parking

PRICE: GUIDE PRICE £850,000 FREEHOLD

SITUATION

The property lies at the foot of the north downs in an area designated as one of outstanding natural beauty. There are an abundance of footpaths providing spectacular country walking.

The popular village of Kemsing which is within walking distance has local shops, a pharmacy, cafe, doctor's surgery, and a public house, along with a primary school, tennis and cricket clubs. Further amenities are found in nearby Sevenoaks, which is approximately 4.2 miles away.

Access to the national motorway network is easy via the M26 and M25, and Kemsing station (1.6 miles away) has connections to London Victoria/Blackfriars. Although Otford Station, a similar distance away, approached via Pilgrims Way, has more frequent rail services to London Bridge, Charing Cross, Victoria and Blackfriars.

DIRECTIONS

From Sevenoaks high street proceed north through the Pembroke Road traffic lights turning first right, keeping right proceed down Seal Hollow Road and continue until you reach the traffic lights on the A25. Turn right and upon reaching Seal village, take the first turning on your left into School Lane, then turn left onto Childsbridge Lane. Continue to the end of this road, then at the T-junction turn right onto the Pilgrims Way and number 77 will be found on your right hand side just before the turning to The Landway.

ENCLOSED PORCH

Carpet mat, coat rail, exposed brick work to walls, door leads into the hall.

ENTRANCE HALL

Parquet flooring, radiator in decorative casing, picture rail, built in coats cupboard.

LOUNGE



17' 2" x 13' 11" (5.23m x 4.24m) parquet flooring, fireplace with attractive pine surround, raised tiled hearth, fitted living flame coal effect gas fire, two windows to the side , double doors with windows either side lead into the rear garden, two radiators, picture rail, continental style ceiling fan, two wall lights, two picture lights, dimmer switching.

DINING AREA



13' 1" x 10' 6" (3.99m x 3.20m) parquet flooring, radiator in decorative casing, picture rail, window to the rear, stairs lead up to the first floor.

KITCHEN/BREAKFAST ROOM

12' 4" x 11' 2" (3.76m x 3.40m) range of ground and wall cupboards, one and a half bowl single drainer sink unit with mixer tap, cupboard under, integrated dishwasher, fridge/freezer, induction hob with extractor hood over and double oven, cupboard with the electricity fuse box and meter, cupboard incorporating dual waste bins, coved cornice, under cupboard lighting, tiled floor, space and plumbing for a washing machine concealed behind a matching cupboard door, LED down lighting, ceramic splashback tiling, oriel window to the front, window and door to the side,

BEDROOM 1



13' 3" x 11' 1" (4.04m x 3.38m) parquet flooring, window to the rear, two built in double height double wardrobe cupboards with single shelved cupboard between, double radiator, picture rail, door leads into the en suite shower room.

EN SUITE SHOWER ROOM

8' 6" x 5' 2" (2.59m x 1.57m) shower cubicle with Triton electric wall shower, wash hand basin set into vanity unit with cupboard under, low level wc with concealed cistern, window to the side with obscure glazing, halogen down lighting, tubular heated towel rail, tiled floor.

BEDROOM 2

14' 0" x 10' 10" (4.27m x 3.30m) parquet flooring, oriel window to the front, double radiator, picture rail.

BATHROOM



7' 5" x 5' 6" (2.26m x 1.68m) panelled bath, wash hand basin set into vanity unit, low level wc, window to the front, tiled floor, radiator, coved cornice, half tiled walls.

FIRST FLOOR

LANDING

Carpet, window to the rear.

BEDROOM 3



17' 6" max x 13' 5" max (5.33m x 4.09m) L shaped dormered room with window to the rear, sealed unit double glazed Velux skylight window to the side, storage cupboard with wardrobe rail, deep eaves storage cupboard with light, radiator, carpet, halogen spot lights.

BEDROOM 4

17' 6" x 8' 8" (5.33m x 2.64m) a dormered room, window to the rear, sealed unit double glazed Velux skylight window to the side, carpet, radiator, fitted shelves, halogen spot lighting, programmer serving the central heating and hot water, eaves storage cupboard where there is a gas fired boiler serving the central heating and hot water.

SHOWER ROOM

6' 7" x 6' 3" (2.01m x 1.91m) a dormered room, window to the front with obscure glazing, shower cubicle with Aqualisa thermostat control, low level wc with concealed cistern, wash hand basin, tiled floor, half tiled walls, shaver light and point, radiator, halogen down lighting, extractor.

OUTSIDE

GARAGE

19' 4" x 9' 5" (5.89m x 2.87m) light and power, up and over door, glass block window to side, opening leads through to a tool room.

TOOL ROOM

8' 4" x 6' 10" (2.54m x 2.08m) with an opening through from the garage, two glass block windows to the side, light and power, space for a tumble dryer with fitted vent hole, door leads into the garden.

FRONT GARDEN

There is a generous frontage with driveway providing plenty of parking, an area of lawn, a variety of shrubs, bushes and flowering plants, outside lighting, side gate provides access into the rear garden.

REAR GARDEN



A lovely secluded rear garden which comprises mainly lawn, varied shrubs, bushes and flowering plants, outside lighting, patio area, external sun blind to the lounge, garden shed. The plot extends in all to about one quarter of an acre.

COUNCIL TAX

Council Tax Band F. £3,478.34 payable 2025/26.