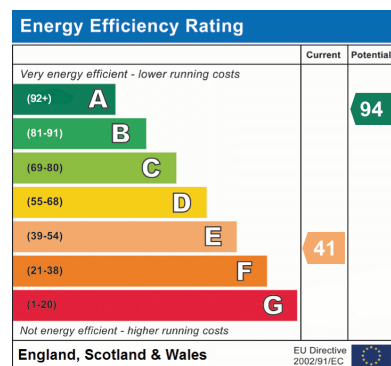


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



31 NOAHS ARK, KEMSING, SEVENOAKS, KENT TN15 6PA

Charming Victorian semi detached two bedroom cottage and enjoying delightful semi-rural surroundings with scenic outlooks front and rear. Although the property requires complete updating, it presents an exciting chance for buyers to shape a home to their own taste, style and vision. There is a small front garden and good size rear garden both of which have aspects to open countryside and Kemsing station is also within easy access. No chain.

2 bedrooms ■ Living Room ■ Bathroom ■ Kitchen ■ Gas central heating ■ Views to front and rear ■ No chain ■ Semi rural location ■ Front and rear gardens

PRICE: GUIDE PRICE £325,000 FREEHOLD

SITUATION

The property is located in Noah's Ark, a picturesque hamlet on the outskirts of the popular village of Kemsing. Kemsing itself is centered around St Ediths Well, a shrine dedicated to St Edith a local legend and daughter of King Edgar whose saintly presence has, according to legend, given the water healing properties. There are numerous amenities in the village including a general store, newsagents, greengrocers, The Bell public house, library, village church, recreation field and sports pavilion. There is an abundance of countryside walks and bridle paths in this area of outstanding natural beauty and Kemsing railway station, which serves London Victoria and has free parking, is only 0.7 miles away. Sevenoaks town centre is about 3 miles distant, where one can find an excellent range of restaurants, cafes and shops as well as the Stag Theatre and cinema and Sevenoaks leisure centre with swimming pool and fitness suite. Sevenoaks mainline railway station is 3.5 miles away with fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street in as little as 23 minutes.

There are a lots of well regarded schools nearby including Kemsing, Seal and Otford Primary Schools with a top class selection of private, comprehensive and grammar schools for both boys and girls in Sevenoaks, Tonbridge and Tunbridge Wells.

Access to the M25 (junction 5) and A21 can be found at the Chevening interchange 4.5 miles away which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus and the South Coast.

Further places of interest within the local area include Sevenoaks Wildlife Reserve, Knole Park, Chartwell (Winston Churchill’s former home), Ightham Mote, Hever Castle, Emmetts Garden and Penshurst Place to name just a few.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction, at the traffic lights go straight over, bear right into Seal Hollow Road and follow the road down to the next set of traffic lights, bear right and continue into the village of Seal. After passing the recreation ground on your left take the next turning on your left into School Lane and bear first right and carry straight on over two give ways. Proceed past Seal Church which is on your left and follow the country road. Keeping on this road you eventually come into the hamlet of Noahs Ark and the property can be found on the left hand side.

GROUND FLOOR

LIVING ROOM



20' 9" x 10' 4" (6.32m x 3.15m) Solid wood front door with borrowed

light window above, angled bay sash window to front, two radiators, gas fire with Gloworm back boiler, cupboard housing heating programmer, understairs storage cupboard, cupboard housing fuse box and electric meter, turning staircase to first floor, glazed door to kitchen.

KITCHEN



10' 3" x 8' 8" (3.12m x 2.64m) Wood fronted wall and base units, work tops, electric cooker point, space for fridge freezer, stainless steel single drainer sink unit with cupboards beneath, space and plumbing for washing machine, part tiled walls, tiled floor, window to side, open to lobby.

REAR LOBBY

Cupboard, shelf beneath side window, door to bathroom.

BATHROOM



5' 10" x 5' 5" (1.78m x 1.65m) Avocado suite comprising panelled bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, opaque window to side, part tiled walls, tiled floor.

FIRST FLOOR

LANDING

Doors to bedrooms, access to loft.

BEDROOM 1



10' 5" x 9' 4" (3.17m x 2.84m) Sash window to front, radiator, cupboard housing hot water tank, lovely views

BEDROOM 2



10' 5" x 8' 11" (3.17m x 2.72m) Sash window to rear, radiator, lovely views.

OUTSIDE

FRONT GARDEN



Mainly laid to lawn.

REAR GARDEN



Approximately 60ft long, mainly laid to lawn, timber shed, coal store.

COUNCIL TAX BAND C £2151 2025

AGENTS NOTE

The property is being sold as seen.