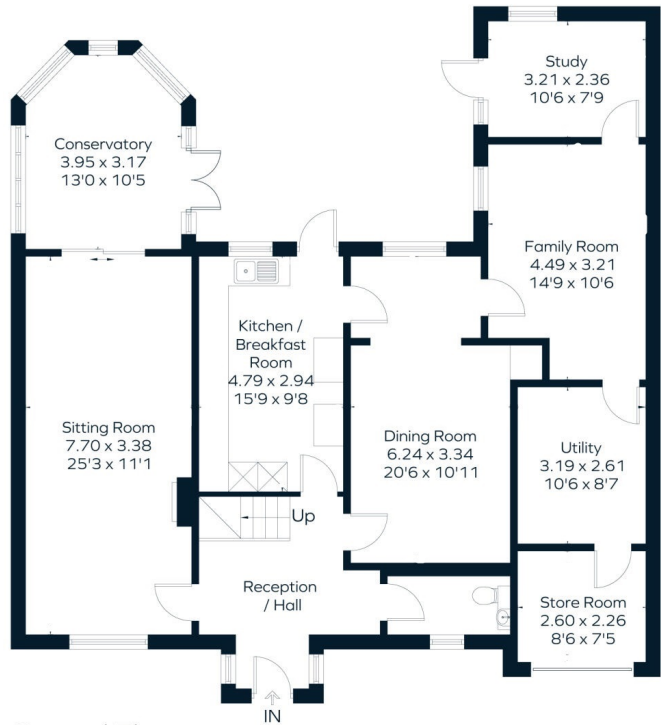


Approximate Floor Area = 198.7 sq m / 2139 sq ft
Office = 6.9 sq m / 74 sq ft
Total = 205.6 sq m / 2213 sq ft



Ground Floor

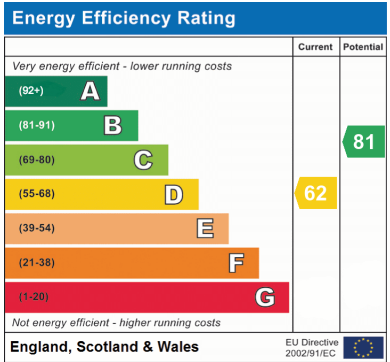


(Not Shown In Actual Location / Orientation)



First Floor

All measurements, including the floor area, are approximate and for illustrative purposes only.



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23 THE LANDWAY, KEMSING, SEVENOAKS, KENT TN15 6TG

An appealing 1930s built detached house with a distinctive mansard roof, situated in the favoured side of Kemsing. The property boasts four bedrooms, including a principal bedroom with a spacious en-suite shower room, generous living space, ample parking on the private driveway, and sits on a superb plot with a long west facing rear garden. Located just moments from the stunning North Downs and an abundance of scenic footpaths, there are endless walking opportunities right on the doorstep. Offering a rare combination of space, character, and setting, this property delivers the best of both worlds - the charm and convenience of Kemsing, with its village shops and amenities close by, alongside the opportunity to immerse oneself in nature.

Detached house ■ Four bedrooms ■ Principal bedroom with en-suite shower room ■ Generously proportioned with ample living space ■ Utility room ■ Large west facing rear garden, with the total plot extending to approximately 0.22 acre ■ Garden office ■ Parking for numerous vehicles on private driveway ■ Semi-rural position, situated in an Area of Outstanding Natural Beauty with easy access to the North Downs, yet benefitting from village amenities within a short walk ■ Footpaths to countryside walks and Otford railway station

PRICE: GUIDE PRICE £1,125,000 FREEHOLD



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SITUATION

Kemsing is a charming village with a vibrant community, and offers the perfect blend of rural beauty and convenience, as it provides both easy access to the North Downs as well as plenty of village amenities. Surrounded by rolling countryside and scenic walking routes, including the famous North Downs Way and Kemsing Down Nature Reserve, it is a haven for outdoor enthusiasts. Recreational facilities include a children’s playground, recreation ground, Kemsing Cricket Club, Kemsing Lawn Tennis Club, and Kemsing United football club.

In the heart of the village, and just a short walk from The Landway, is the popular The Bell pub, an Italian deli, a pharmacy, a village shop, and a garage. The Dynes Road parade of shops offers a great selection of everyday essentials and dining options, including a fish and chip shop, Tamarind Fine Dining Indian Restaurant, dry cleaners, salon, Chinese takeaway, a news and wine shop and a local shop.

Kemsing further benefits from St Edith village hall, which hosts regular events and clubs, a medical practice and a primary school, all within close proximity of The Landway.

Otford station, which provides fast trains to London Bridge in as little as 29 minutes, is approximately 1.5 miles away from the property and accessed via a public footpath. Kemsing station is approximately 1.6 miles away and offers direct services to London Victoria in around 47 minutes, as well as the opportunity to change at Otford station. There is a bus stop at the end of The Landway which provides a route to local schools, and into Sevenoaks for the town, and the bus and railway stations.

Sevenoaks High Street, just under 4 miles away, provides a range of shopping opportunities, with high-street names such as M&S and Waitrose, and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and caf  s, Wednesday markets in Buckhurst Lane and Saturday markets at Blighs. Historic National Trust owned Knole House with its 1,000 acre deer park, which is the last remaining in Kent, is within easy reach.

DIRECTIONS

From Sevenoaks, proceed on the A25 towards Seal. Upon reaching the library, turn left down School Lane. Proceed and then turn left onto Childsbridge Lane. Continue into Kemsing, and at the crossroads turn right into West End. Continue down this road, and then shortly before reaching the village centre, take the turning on your left into The Landway, just after Orchard Way. Number 23 can be found on the left hand side.

GROUND FLOOR

ENTRANCE HALL



Spacious reception hall with doors to the sitting room, cloakroom, dining room and kitchen. There are stairs up to the first floor, windows either side of the front door, and an under-stairs cupboard providing coat storage which has light and power.

KITCHEN/BREAKFAST ROOM



4.79m x 2.94m (15' 9" x 9' 8") Matching wall and base units with display cabinets and part-tiled walls, a breakfast bar, door to the dining room, and a double glazed window and door to the rear, which leads out to the patio. The kitchen comprises a full length fitted fridge, a stainless steel double sink unit with single drainer, mixer tap and waste disposal, cutlery drawers, deep pan drawers, built-in dishwasher, 4-ring gas hob with extractor above, fitted double oven and hidden waste storage.

SITTING ROOM

7.7m x 3.38m (25' 3" x 11' 1") Double glazed window to front, sliding door to conservatory, radiator, open fireplace with ducks nest grate, decorative wood surround and granite hearth.

DINING ROOM



6.24m x 3.34m (20' 6" x 10' 11") Double glazed window to rear, radiator, alcove with wine storage, door to family room, and with space to accommodate a large dining table.

CONSERVATORY

3.95m x 3.17m (13' 0" x 10' 5") Half brick built conservatory which provides a fantastic bright space to enjoy. Refurbished in 2025, with roof replacement to solar control 'Heatguard' panels, and all elevation glass units replaced with the latest solar control energy saving glass.

FAMILY ROOM



4.49m x 3.21m (14' 9" x 10' 6") Double glazed window to side, full length fitted cabinet, hatch to loft space, doors to dining room, utility room and study.

STUDY

3.21m x 2.36m (10' 6" x 7' 9") Double glazed windows to side and rear, radiator, door to side which leads into the garden.

UTILITY

3.19m x 2.61m (10' 6" x 8' 7") Space for fridge, freezer, washing machine and dryer. Cupboard space and worktop, wall-mounted Vaillant gas-fired boiler, door to store room.

STORE ROOM

2.6m x 2.26m (8' 6" x 7' 5") Providing a useful and tucked away storage area, with light, power and up and over garage door.

CLOAKROOM

Part-tiled with window to front, low level WC with concealed cistern, vanity unit, radiator.

FIRST FLOOR

LANDING

Double glazed window to front, doors to bedrooms and bathroom, arch to further landing with doors to bedrooms, radiator, airing cupboard, hatch to loft which is partially boarded with a loft ladder and light.

BEDROOM



4.11m x 3.35m (13' 6" x 11' 0") Double glazed window to rear with delightful views out to the garden, fitted wardrobes, radiator, door to en-suite.

EN-SUITE SHOWER ROOM

An exceptionally large shower room which is part-tiled, with double glazed window to front, vanity unit, shower cubicle with Aqualisa shower, low level WC with concealed cistern, shaving point, cupboards housing hot water cylinder and providing space for clothing and toiletries.

BEDROOM

2.96m x 2.89m (9' 9" x 9' 6") Double glazed window to rear, radiator.

BATHROOM

Monochrome marble effect tiling with low level WC, shaving point, heated towel rail, vanity unit, bath with shower attachment, double glazed window to front.

BEDROOM

3.35m x 3.35m (11' 0" x 11' 0") Double glazed window to front, radiator.

BEDROOM

2.44m x 2.17m (8' 0" x 7' 1") Double glazed window to rear, radiator, fitted wardrobes.

OUTSIDE

GARDEN OFFICE

3.29m x 2.11m (10' 10" x 6' 11") The purpose-built garden office was built and installed by Smart Garden Offices, and is fully insulated with power, light and CAT 5 cabling.

PRIVATE DRIVEWAY

The property is set back from the road, with a brick carriage driveway providing ample parking for multiple vehicles, with various shrubs, trees and bushes in the front garden space.

GARDEN



An extensive west facing rear garden, primarily laid to lawn with a large patio, pathway, shed, various shrubs, trees and bushes, with the added benefit of a well-equipped garden office.

Council Tax: Band G (£4,013.47 2025/26 figure)