



## THE SNUG, 19 NOAHS ARK, KEMSING, SEVENOAKS, KENT TN15 6PA

A truly enchanting two-bedroom Victorian cottage that artfully conceals its generous proportions and hidden depths. Beyond a charming façade lies a surprising abundance of versatile living space, including a most useful loft room. The property has been extensively refurbished over the last 4 years and further benefits from a valuable outbuilding/studio at the end of the delightful 100ft rear garden which can be accessed separately from the rear and is, complemented by convenient storage/small garage and parking to the rear

2 bedrooms at first floor ■ Lovely bathroom ■ Loft room with Velux window ■ Charming lounge/Dining room with wood burning stove ■ Gas central heating ■ Double glazing ■ Attractive cottage kitchen ■ Outside Utility outbuilding ■ Small garage/storage ■ Approximately 100ft south west facing rear garden with fabulous studio outbuilding



## 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. 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.

## 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

### LOUNGE/DINING ROOM



11' 2" x 10' 0" (3.40m x 3.05m) Composite front door, double glazed sash window to front, wood burning stove, radiator, second fireplace not in use, vertical radiator feature stained glass door to kitchen, turning stair case to first floor, double glazed sash window to rear.

### KITCHEN



7' 1" x 5' 8" (2.16m x 1.73m) Fitted with matching Shaker style wall and base units

with wood worktops, feature tiling, Electric Miele oven, Electric Neff hob, stainless steel single drainer sink unit, space for under counter fridge, double glazed door to garden.

## FIRST FLOOR

### LANDING

Small landing area with doors to bedrooms .

### BEDROOM 1



11' 3" x 9' 9" (3.43m x 2.97m) Double glazed sash window to front, radiator, wood surround Victorian cast iron fireplace feature.

### BEDROOM 2

11' 5" x 9' 9" (3.48m x 2.97m) Double glazed sash window to rear, radiator, steps down to door to bathroom, paddle stairs to loft room, to recesses with clothes hanging. Currently used as a dressing room.

### BATHROOM



6' 11" x 5' 7" (2.11m x 1.70m) White suite comprising panelled bath with overhead rainfall and handheld shower, low level W.C., localised tiling, double glazed window to rear, chrome heated towel rail.

## SECOND FLOOR

### LANDING AREA

Door to Loft room, shelving for storage

## LOFT ROOM



14' 6" x 11' 3" (4.42m x 3.43m) Velux window to rear with lovely views, radiator.

## OUTSIDE

### FRONT GARDEN



Small and pretty front garden with shingle pathway leading to front door and bordered central feature planting.

### OUTBUILDING/UTILITY

Plumbed for washing machine, space for fridge freezer, power and light.

### REAR GARDEN



Approximately 100ft long south west facing rear garden with a delightful meandering brick pathway, well stocked pond with water feature, outside power, paved patio for Alfresco entertaining, lawn with stocked borders which burst into life with the seasons. Access to garden studio and pathway to garage and parking.

## GARDEN ROOM/STUDIO



Outside power and water, double glazed French doors, small double glazed window to side, wash hand basin.

## GARAGE



Double doors to small garage, power and light.

## PARKING



Off street parking for two cars.

## EXPIRED PLANNING CONSENT

There is expired planning consent for a kitchen extension and loft conversion Ref 22/00323/HOUSE

## COUNCIL TAX BAND C ANNUAL COST £2151