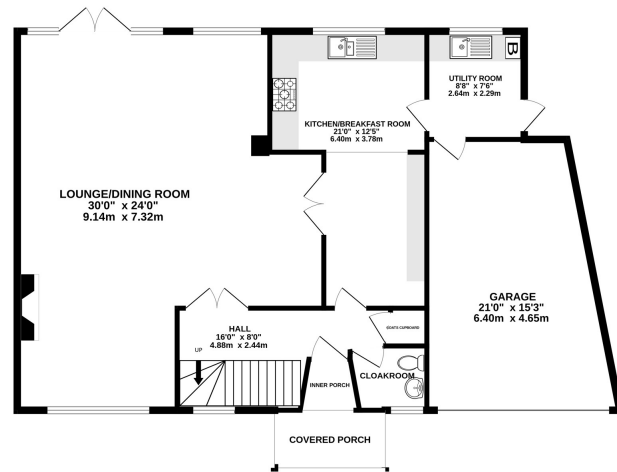
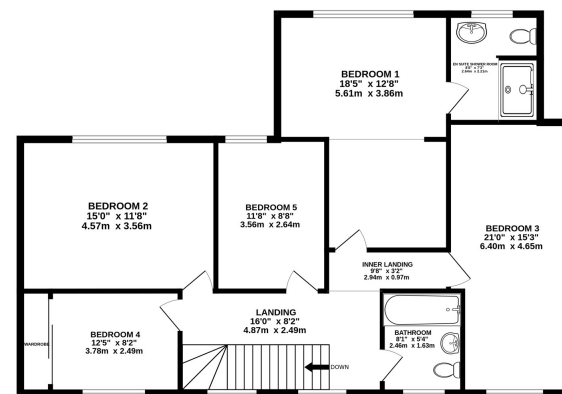


GROUND FLOOR  
1348 sq.ft. (125.3 sq.m.) approx.

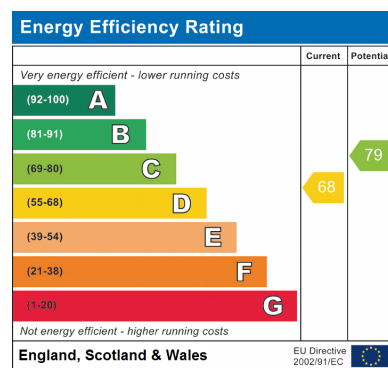


1ST FLOOR  
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA : 2429 sq.ft. (225.7 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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TOUCHWOOD, KINGSINGFIELD ROAD, WEST KINGSOWN, SEVENOAKS, KENT TN15 6LJ

Properties such as this very rarely appear in the market place! An attractive 5 bedroom detached house with the most stunning views over the valley behind and located in a highly sought after private road. The knockout punch is that the house has a plot which extends in all to about one and a half acres. This comprises a formal garden and two paddocks.

5 Bedrooms ■ 2 Bathrooms (one being an en suite shower room) ■ Garage ■ Sealed unit double glazed diamond leaded light windows ■ Gas central heating ■ Hot Tub ■ Summerhouse ■ Various Storage Sheds ■ Plot extends in all to about one and a half acres ■ Two Paddocks

PRICE: GUIDE PRICE £1,295,000 FREEHOLD

## SITUATION

The property is superbly set in a popular highly sought after private road in West Kingsdown. The A20 offers an excellent road network to major motorways in either direction M2/A2, M25, M20 providing access to Gatwick and Heathrow airports, The Dartford Tunnel or The Channel Tunnel/Ferries at the Coast. West Kingsdown has a medical centre, local shops and schools. For trains Farningham Road railway station (Victoria) is a short drive or Borough Green railway station (Victoria) is also a short drive.

## DIRECTIONS

Proceed along the A20 into West Kingsdown from the Wrotham direction and Kingsingfield Road will be found on your left hand side about a quarter of a mile after the left hand turning to School Lane. Continue well down Kingsingfield Road and Touchwood will eventually be found on your right hand side.

Proceeding on the A20 from the Farningham direction you will find Kingsingfield Road on your right hand side just after the left hand turning to Hever Avenue.

## GROUND FLOOR

### WIDE COVERED PORCH

With pediment.

### INNER PORCH

With lighting.

### HALL

16'0" x 8'0" max (4.88m x 2.44m) Stairs lead up to the first floor, radiator in a decorative casing, sealed unit double glazed window to the front with leaded lights, laminate floor, built in coats cupboard.

### CLOAKROOM

4'9" x 4'6" (1.45m x 1.37m) Charlotte design Wash hand basin set into vanity cupboard with matching low level W.C., laminate floor, sealed unit double glazed window to the front with leaded lights and obscure glazing, radiator in decorative casing, coved cornice.

### LOUNGE/DINING ROOM

30'0" max x 24'0" max (9.14m x 7.32m) This is an L shaped room approached through double doors from the hall or kitchen. Fireplace with an attractive decorative surround, patterned inset tiles, display mantle and fitted living flame coal effect gas fire, sealed unit double glazed leaded light windows to the front and rear, sealed unit double glazed leaded light double doors lead to the garden, laminate floor, three decorative ceiling roses, two radiators in decorative

## KITCHEN/BREAKFAST ROOM

21'0" max x 12'5" (6.40m x 3.78m) An L shaped room. An excellent range of light Oak fronted ground and wall cupboards, sealed unit double glazed leaded light window to the rear, laminate floor, worktops incorporating a one and a half bowl ceramic single drainer sink unit with mixer tap, cupboard under, under cupboard lighting, 5 ring gas hob with oven under, extractor over set within an attractive canopy, various sets of drawers, splashback tiling, halogen down lighting, built in dishwasher, space for an American style fridge/freezer, dresser style unit with glazed fronted display cupboards, wine rack, radiator in a decorative casing, intercom phone.

## UTILITY ROOM

8'8" x 7'6" (2.64m x 2.29m) Single bowl single drainer stainless steel sink unit with cupboard under, sealed unit double glazed window to the rear, door leads into the garage, space and plumbing for a washing machine and space for a tumble dryer, cupboard housing a Vaillant gas fired boiler serving the central heating and hot water, splashback tiling, radiator, halogen down lighting, fire door leading from Utility room to garage..

## FIRST FLOOR

### LANDING

16'0" x 8'2" (4.88m x 2.49m) Hatch to the storage loft which is fully boarded and runs the length and width of the property with a sliding access ladder and light, coved cornice, two sealed unit double glazed leaded light windows to the front, carpet, radiator in a decorative casing.

### INNER LANDING

9'8" x 3'2" (2.95m x 0.97m) Doors lead into bedrooms 1 & 3, carpet, coved cornice.

### BEDROOM 1

18'5" x 12'8" max (5.61m x 3.86m) Sealed unit double glazed leaded light window to the rear, carpet, radiator in decorative casing, coved cornice, plenty of wardrobe space, door leads into the en suite shower room.

### EN SUITE SHOWER ROOM

8'8" x 7'3" (2.64m x 2.21m) Integrated freestanding shower enclosure with overhead shower, hand shower and body jets, wash hand basin with mixer tap, low level wc, sealed unit double glazed leaded light window to the rear with obscure glazing, radiator, tiled floor, fully tiled walls, coved cornice, halogen lighting.

### BEDROOM 2

15'0" x 11'8" (4.57m x 3.56m) Sealed unit double glazed

## BEDROOM 3

20'0" x 9'8" (6.10m x 2.95m) sealed unit double glazed leaded light window to the front, carpet, two radiators in decorative casings, coved cornice.

## BEDROOM 4

12'5" into wardrobe x 8'2" (3.78m x 2.49m) Sealed unit double glazed leaded light window to the front, carpet, wardrobe to one wall with floor to ceiling sliding mirrored doors, radiator in a decorative casing, coved cornice.

## BEDROOM 5

11'8" x 8'8" (3.56m x 2.64m) Sealed unit double glazed window to the rear, radiator in decorative casing, laminate floor, coved cornice.

## BATHROOM

8'1" x 5'4" (2.46m x 1.63m) Panelled spar bath with mixer tap and hand shower attachment. Tritan electric wall shower, shower curtain and rail, low level wc, wash hand basin, tiled floor, stainless steel heated towel rail, fully tiled walls, sealed unit double glazed leaded light window to the front with obscure glazing.

## OUTSIDE

### FRONT APPROACH

There is an enclosed, secure front approached through a pair of attractive electronic gates, a brick wall with top railing covered with Clematis and Honeysuckle. A gravel drive providing extensive car parking and turning, outside lighting and monitored CCTV, external power point, access on either side of the house leads through to the rear garden.

### INTEGRAL GARAGE

21'0" x 15'3" max narrowing to 11'2" (6.40m x 4.65m) can be entered directly from the house, electronic up and over door, radiator, light and power, ceiling light well, space and plumbing for a washing machine, water softener and industrial tumble dryer.

## REAR GARDEN



The rear garden is laid out mainly to lawn. A full width terrace enclosed with attractive stone balustrades and hand rail leads you down a short flight of steps onto the lawn which has meandering stepping stones. Outside lighting, power and water. Lamp standard. A variety of shrubs and bushes. An excellent collection of storage sheds and covered areas. A five bar gate opens to the paddock land. The front and rear garden (including the house) extends in all to about half an acre.

## SUMMERHOUSE

17'2" x 16'0" (5.23m x 4.88m) There is light, power and water. A sink unit with electric water heater. There are 3 further storage sheds 2 of which has power and light.

## HOT TUB

Steps to Canadian Spa Theatre luxury top of the range hot tub with roller cover lifter for 6 people ( TV, DVD, radio, surround sound )

## PADDOCK



There are two paddocks and a small area of woodland. The total extends in all to about one acre.