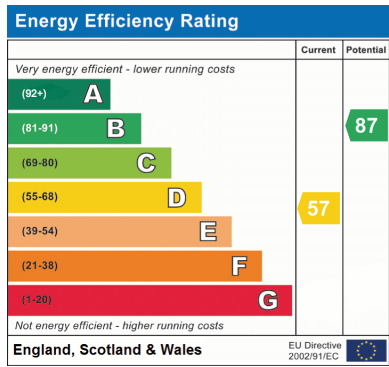


TOTAL APPROX FLOOR AREA 2927.35 SQ.FT. (271.96 SQ. M.)  
For Identification Purposes Only.



EASTLEA, PILGRIMS WAY, KEMSING, SEVENOAKS, KENT TN15 6TE

Approaching 3000sq ft this adaptable property offers a superb space with 5/6 bedrooms, 3 bathrooms and a double garage with impressive frontage and plot of 0.85 acre. The property has been much loved for many reasons, adaptability, lovely mature gardens, convenient location to schools, transport, walk to Otford station. There is superb opportunity in such a great plot to develop to your own needs and style.

4 first floor bedrooms and 2 bathrooms ■ Potential annexe with bedroom, bathroom 24'7 family room room ■ 25'9 Living/Dining Room with central wood burning stove ■ 19'11 Kitchen/Breakfast Room ■ Gas central heating and double glazing ■ Approaching an acre plot ■ Double garage and extensive parking

PRICE: GUIDE PRICE £1,500,000 FREEHOLD



SITUATION

Located in a very desirable position, this property benefits from the convenience of local amenities yet is still tucked away, with countryside views. Otford station is approximately 1 mile away, and provides fast services to London Bridge in as little as 29 minutes, as well as direct services to stations such as London Charing Cross, London Blackfriars and Ashford International. Sevenoaks station, 4.1 miles away, offers fast and frequent services to London Bridge in as little as 22 minutes, as well as other London stations and to the coast.Kemsing is under a mile away and features a variety of local amenities, including shops, a village store, a café, a pub, an Indian restaurant, a Chinese takeaway, a fish and chip shop, a church, a library, a primary school, doctor’s surgery, and a recreation ground, as well as boasting both tennis and cricket clubs. The pretty village of Otford is about 1.3 miles away and has its own local amenities, a popular primary school, two excellent prep schools, and a large Sainsbury’s Superstore and Homebase. The historic market town of Sevenoaks is a short drive or bus journey away, with its high street being approximately 3.5 miles distant and offering a comprehensive range of shopping and leisure options, various restaurants, cafés and pubs, and excellent state and private schools, including two grammar schools and the esteemed Sevenoaks School.

Notable secondary private schools include Tonbridge, Sackville, and Walthamstow Hall. For preparatory education, options in Sevenoaks include Solefields, New Beacon, The Granville, and Walthamstow Hall, with St. Michael’s and Russell House in Otford, and Radnor House in Sundridge. Nearby Tonbridge offers Tonbridge Girls' and Judd Boys' Grammar Schools, while Tunbridge Wells has both Girls' and Boys' Grammar Schools, along with Skinners' Boys' Grammar School. There are primary schools in the close by villages of Seal, Kemsing and Otford, as well as several in Sevenoaks.Bluewater Shopping Centre is approximately 15 miles away, and the property is well placed for easy access to major roads. The M26 motorway is easily accessible providing access to the channel ports, and Junction 5 for the M25 can be accessed at Chevening which is a short drive away.

DIRECTIONS

Upon reaching Seal village, take the third left into School Lane, then turn left onto Childsbridge Lane. Continue to the end of this road, then at the T-junction turn left. Before reaching Chalkways, the drive for Eastlea can be found on your right hand side.

GROUND FLOOR

ENTRANCE PORCH

Door to cloakroom and entrance hall

CLOAKROOM

Low level W.C., wash hand basin.

ENTRANCE HALL

6' 2" x 17' 3" (1.88m x 5.26m)

KITCHEN/BREAKFAST ROOM



19' 11" x 18' 1" (6.07m x 5.51m) Comprehensively fitted with shaker style units, door to side garden, range style cooker, utilities area. windows to front and sides.

LOUNGE



25' 9" x 20' 0" (7.85m x 6.10m) Double aspect room overlooking gardens with central feature wood burning stove, radiators, double glazed patio doors to rear

STUDY

13' 1" x 9' 9" (3.99m x 2.97m) Window to rear, radiator.

TV/PLAYROOM

15' 10" x 12' 10" (4.83m x 3.91m) Window to rear, radiator

FAMILY ROOM

24' 7" x 11' 6" (7.49m x 3.51m) Triple aspect to front rear and side, radiator.

GUEST ROOM

11' 2" x 9' 5" (3.40m x 2.87m) Window to front radiator, door to ensuite.

ENSUITE

7' 0" x 4' 6" (2.13m x 1.37m) Enclosed shower cubicle, wash hand basin, low level W.C.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom

BEDROOM 1



11' 4" x 14' 5" (3.45m x 4.39m) Window to rear, door to roof terrace.

ENSUITE BATHROOM



9' 10" x 8' 10" (3.00m x 2.69m) Comprising bath, separate shower, low level W.C and vanity unit, window to front.

BEDROOM 2



13' 1" x 12' 0" (3.99m x 3.66m) Window to rear

BEDROOM 3



9' 8" x 13' 11" (2.95m x 4.24m) Window to rear.

SHOWER ROOM

11' 11" x 6' 4" (3.63m x 1.93m) Comprising enclosed shower wash hand basin and low level W.C., window to side.

BEDROOM 4

9' 10" x 8' 0" (3.00m x 2.44m) Window to front

OUTSIDE

FRONT GARDEN



There is an electric gate to front leading to a sweeping driveway and lawns with well established trees and planting.

REAR GARDEN



There is extensive paving and planting surrounding the property with ample entertaining space and vegetable gardens.

DOUBLE GARAGE

19' 0" x 17' 1" (5.79m x 5.21m)

COUNCIL TAX BAND H £4839