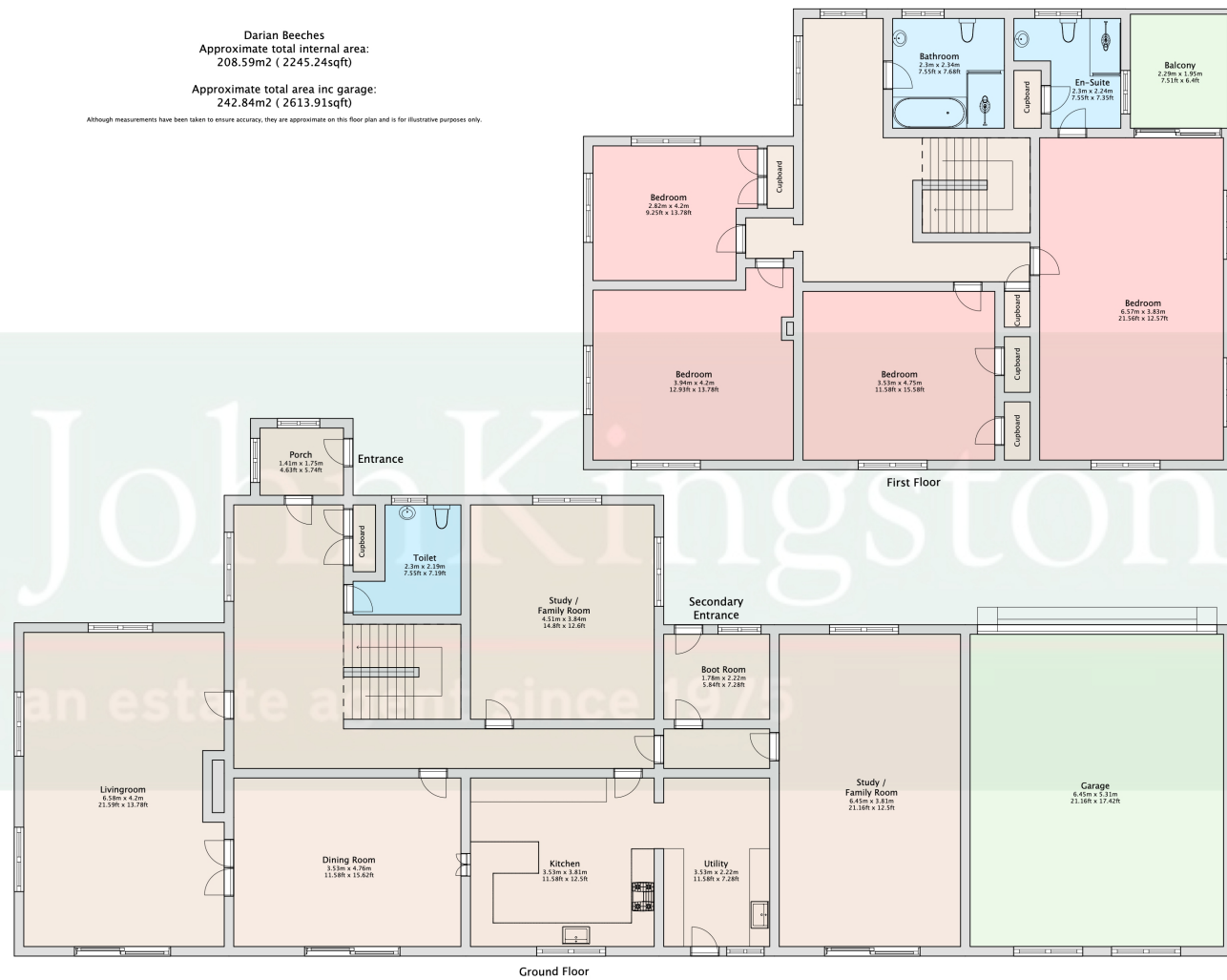


Darian Beeches  
Approximate total internal area:  
208.59m<sup>2</sup> ( 2245.24sqft)  
Approximate total area inc garage:  
242.84m<sup>2</sup> ( 2613.91sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	88
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	68
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## DARIAN BEECHES, PILGRIMS WAY, KEMSING, SEVENOAKS, KENT TN15 6TE

Discover the potential of this spacious 1980's built four bedroom detached house, nestled on a generous one acre plot in a highly desirable location. There is ample parking, garage and a large garden. While the property requires extensive refurbishment, it presents a unique opportunity to create your dream home tailored to your vision. The expansive plot also presents exciting development possibilities, making it a valuable investment in this desirable area. Nearby amenities include excellent schools and convenient transport links, with Otford station within walking distance. Whether you're an ambitious homeowner ready to renovate or a developer seeking a prime opportunity, this property is brimming with potential.

Detached ■ Approximately 1 acre plot ■ Four bedrooms ■ Spacious main bedroom with en-suite and balcony ■ Four reception rooms ■ Garage and ample parking ■ Desirable location ■ Exciting opportunity ■ DEVELOPMENT POTENTIAL ■ NO CHAIN

PRICE: GUIDE PRICE £1,450,000 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.

Charming 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 Darian Beeches will be found on the right. Continue up the drive, bearing left until the property is reached.

## GROUND FLOOR

### PORCH

1.41m x 01.75m (4' 8" x 5' 9")

Carpeted with two double glazed windows to the rear and side, and a glazed door to the entrance hall.

### ENTRANCE HALL

Spacious carpeted entrance hall with doors to cloakroom, living room and dining room, and stairs up to the first floor. There is a double glazed window to the side with radiator beneath, another radiator and a large storage cupboard with double doors, shelving and coat rail.

### DOWNSTAIRS CLOAKROOM

2.3m x 2.19m (7' 7" x 7' 2")

Obscure double glazed window to rear, radiator, low level WC, pedestal hand wash basin and a wall-mounted mirror.

### LIVING ROOM

6.58m x 4.2m (21' 7" x 13' 9")

Double glazed window to rear with radiator beneath, two double glazed windows to side one with a radiator beneath, and patio door to front. Internal obscure glass double doors to the dining room, display shelving, and polished brass plated fireplace with

glass doors and York stone surround and display plinth.

## DINING ROOM



3.53m x 4.76m (11' 7" x 15' 7")

Obscure glass doors to the living room, serving hatch to the kitchen, two radiators and patio door.

## FURTHER HALLWAY

Doors to the kitchen, boot room, and study. Another door leading to further hallway and the large study/family room. Understairs storage cupboard with light.

## KITCHEN



3.53m x 3.81m (11' 7" x 12' 6")

Tiled walls and floor with a range of matching wall and base units and worktops with Neff electric hob inset. Extractor fan, integrated Neff oven and Siemens microwave, integrated fridge freezer, Bosch dishwasher, pull out larder cupboard, corner carousel units, drawers, stainless steel sink with food waste disposer, drainer, mixer tap and filter tap. There is a radiator, serving hatch to the dining room, and double glazed window to the front. Cupboard housing consumer unit.

## UTILITY ROOM

3.53m x 2.22m (11' 7" x 7' 3")

Tiled, with obscure glass door to patio and double glazed window to front. Matching wall and base units, worktops with stainless steel sink inset with mixer tap and drainer. Space for freezers, washing machine and tumble dryer.

## STUDY/FAMILY ROOM

4.51m x 3.84m (14' 10" x 12' 7")

Double glazed window to side with radiator beneath, double glazed window to front.

## SECONDARY ENTRANCE

Door into Boot Room.

## BOOT ROOM

1.78m x 2.22m (5' 10" x 7' 3")

Double glazed window to rear, borrowed light window and door to hallway.

## SECONDARY STUDY/FAMILY ROOM

6.45m x 3.81m (21' 2" x 12' 6")

Spacious versatile room, ideal as a large study or additional reception room. Patio door to front, radiator, double glazed window to rear with radiator beneath.

## FIRST FLOOR

## LANDING

Galleried landing with turning staircase. Double glazed windows to side and rear, doors to bedrooms and bathroom, radiator. There is an airing cupboard with the hot water tank and shelving. Hatch to loft which has a pull down ladder and is partly boarded and houses the Worcester Bosch gas boiler.

## BEDROOM 1



6.57m x 3.83m (21' 7" x 12' 7")

Spacious main bedroom with two double glazed windows to the side, one to the front with radiator beneath. Wall-mounted mirror, radiator. Patio door to balcony, door to en-suite.

## BALCONY OFF BEDROOM 1

2.29m x 1.95m (7' 6" x 6' 5")

A charming space for seating and wildlife watching, with wrought iron balustrade.

## EN-SUITE BATHROOM

2.3m x 2.24m (7' 7" x 7' 4")

Tiled with obscure glass double glazed windows to rear and side. Comprising mirrored wall-mounted cabinet, radiator, low level WC, pedestal hand wash basin, walk-in shower and large airing cupboard.

## BEDROOM 2

3.53m x 4.75m (11' 7" x 15' 7")

Double glazed window to front with radiator beneath. Two wardrobes with rails and shelves and fitted bedroom furniture.

## BEDROOM 3

3.94m x 4.2m (12' 11" x 13' 9")

Double glazed windows to front and side with radiator beneath.

## BEDROOM 4

2.82m x 4.2m (9' 3" x 13' 9")

Double glazed window to rear and side with radiator beneath.

## FAMILY BATHROOM

2.3m x 2.34m (7' 7" x 7' 8")

Opaque double glazed window to rear, radiator, wall-mounted mirrored cabinets, shaving point, pedestal hand wash basin, walk-in shower, and bath with handheld attachment.

## OUTSIDE

## DRIVEWAY

The driveway is initially shared with Eastlea, and then veers to the left and becomes private for Darian Beeches. There is an electric gate with intercom system. Driveway with turning circle and ample parking for numerous vehicles.

## GARAGE

Electric garage door, with two double glazed windows to the front, power and light.

## GARDEN



This fantastic plot stretches to approximately one acre and offers an immense amount of potential to create an amazing private garden or for development possibilities. The garden wraps around all four sides of the property, with the front being south facing, and is secluded and sheltered by trees. The turnaround driveway has planted borders and beds, with a Victorian style streetlamp. The house is elevated with views across the front garden and greenery, and there is some landscaping, and a patio area with the lower garden being primarily lawn.

Council Tax: Band H 2024/25 £4,594.00