

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



49 NOAHS ARK, KEMSING, SEVENOAKS, KENT TN15 6PA

Nestled in a tranquil pocket on the periphery of Kemsing, this refurbished four/five-bedroom detached home (c. 2000) offers the rare luxury of a lovely aspect to both front and rear. It perfectly bridges the gap between secluded country living and modern connectivity, sitting just moments from the station. A Grand Welcome: A sweeping carriage driveway and double garage provide an impressive frontage with ample parking with idyllic view over pond and open fields.

4 Bedrooms 1 with ensuite ■ Family bathroom ■ Sitting room with fireplace ■ Dining room ■ Utility room ■ Double garage and carriage driveway ■ New carpets ■ Kitchen/breakfast with Island feature ■ Double glazing and gas central heating ■ Lovely views ■ Dining/Study/Bedroom 5

PRICE: £1,100,000 FREEHOLD



SITUATION

Noah's Ark, a picturesque hamlet on the outskirts of Kemsing. 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 lot 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

ENTRANCE

Front door into entrance hall.

ENTRANCE HALL

Doors to study, W.C., kitchen, stairs to 1st floor, double doors into sitting room, led light double glazed UPVC window to front, Oak flooring.

STUDY/DINING ROOM

11' 1" x 9' 8" (3.38m x 2.95m) Led light double glazed UPVC window to front, Oak flooring, radiator.

W.C.

5' 11" x 2' 1" (1.80m x 0.64m) Oak flooring, radiator, floating wash hand basin, concealed cistern W.C., extractor fan.

SITTING/DINING ROOM



21' 6" x 17' 0" (6.55m x 5.18m) Oak flooring, 3 radiators, 2 led light double glazed UPVC double doors to rear garden, led light double glazed UPVC window to side, inglenook fireplace with solid wood mantle, central heating thermostat.

KITCHEN/BREAKFAST ROOM



17' 9" x 10' 4" (5.41m x 3.15m) Led light double glazed UPVC window to front, led light double glazed UPVC double doors to garden, upright radiator, range of wall and base units with marble worktop over, integrated fridge, integrated Bosch dishwasher, 1 1/2 bowl stainless steel sink unit with drainer into worktop, tiled floor. Island with cupboards and drawers beneath, marble worktop over with pin pull up plug sockets, 5 ring gas Bosch hob with kitchen island extractor fan over, 2 integrated Bosch ovens, Oak flooring.

UTILITY ROOM

11' 2" x 6' 7" (3.40m x 2.01m) Led light double glazed UPVC windows to front and side, UPVC door to garden, a range of base units with worktop over, round stainless steel sink, radiator, Vaillant boiler, electric fuse box, space and plumbing for washing machine, space to tumble dryer, Kenwood American fridge freezer, tiled flooring.

FIRST FLOOR

GALLERIED LANDING



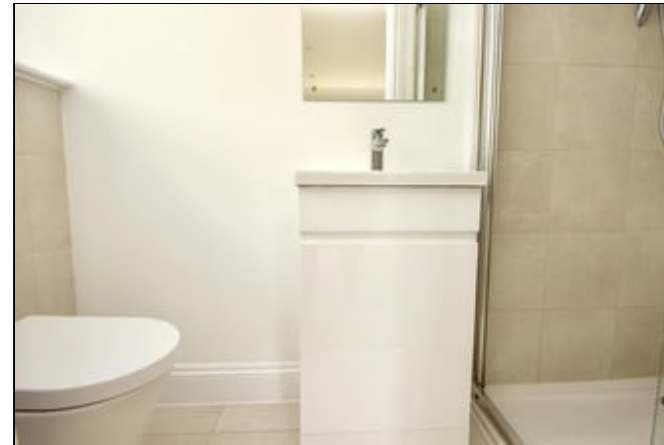
13' 2" x 11' 1" (4.01m x 3.38m) Doors to bedrooms and bathroom, access to loft, cupboard housing Flow Master hot water cylinder and heating programmer, radiator, led light double glazed UPVC window to front with views.

BEDROOM 1



13' 1" x 11' 2" (3.99m x 3.40m) Led light double glazed UPVC window to rear, radiator.

EN SUITE SHOWER ROOM



7' 11" x 3' 1" (2.41m x 0.94m) Led light double glazed UPVC opaque window to side, tiled floor, shower cubicle, concealed cistern W.C., chrome heated towel rail, vanity sink unit with mirror, extractor fan.

BEDROOM 2

11' 1" x 9' 9" (3.38m x 2.97m) Led light double glazed UPVC window to front, radiator.

BATHROOM



10' 5" x 5' 5" (3.17m x 1.65m) Bath with full width mirror on wall, panelled walls, concealed cistern W.C., floating sink with splash back, tiled floor, chrome heated towel rail, walk in rainfall shower.

BEDROOM 3

10' 4" x 9' 8" (3.15m x 2.95m) Led light double glazed UPVC window to front, radiator.

BEDROOM 4

10' 2" x 7' 7" (3.10m x 2.31m) Led light double glazed UPVC window to rear, radiator.

OUTSIDE

FRONT GARDEN



Gravel carriage driveway with generous amount of parking, double garage, side pedestrian access, flower beds and hedging.

GARAGE

18' 8" x 20' 0" (5.69m x 6.10m) Double garage with power and light, up and over door, personal access door to side, outside plug sockets.

REAR GARDEN



Paved patio leading to lawn area, wooden pergola, double gates to side, outside tap, outside lighting, outside plug sockets, single gate to side.

COUNCIL TAX BAND G