

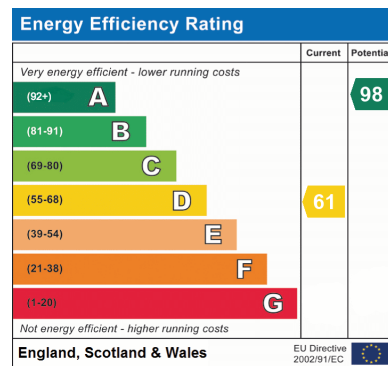
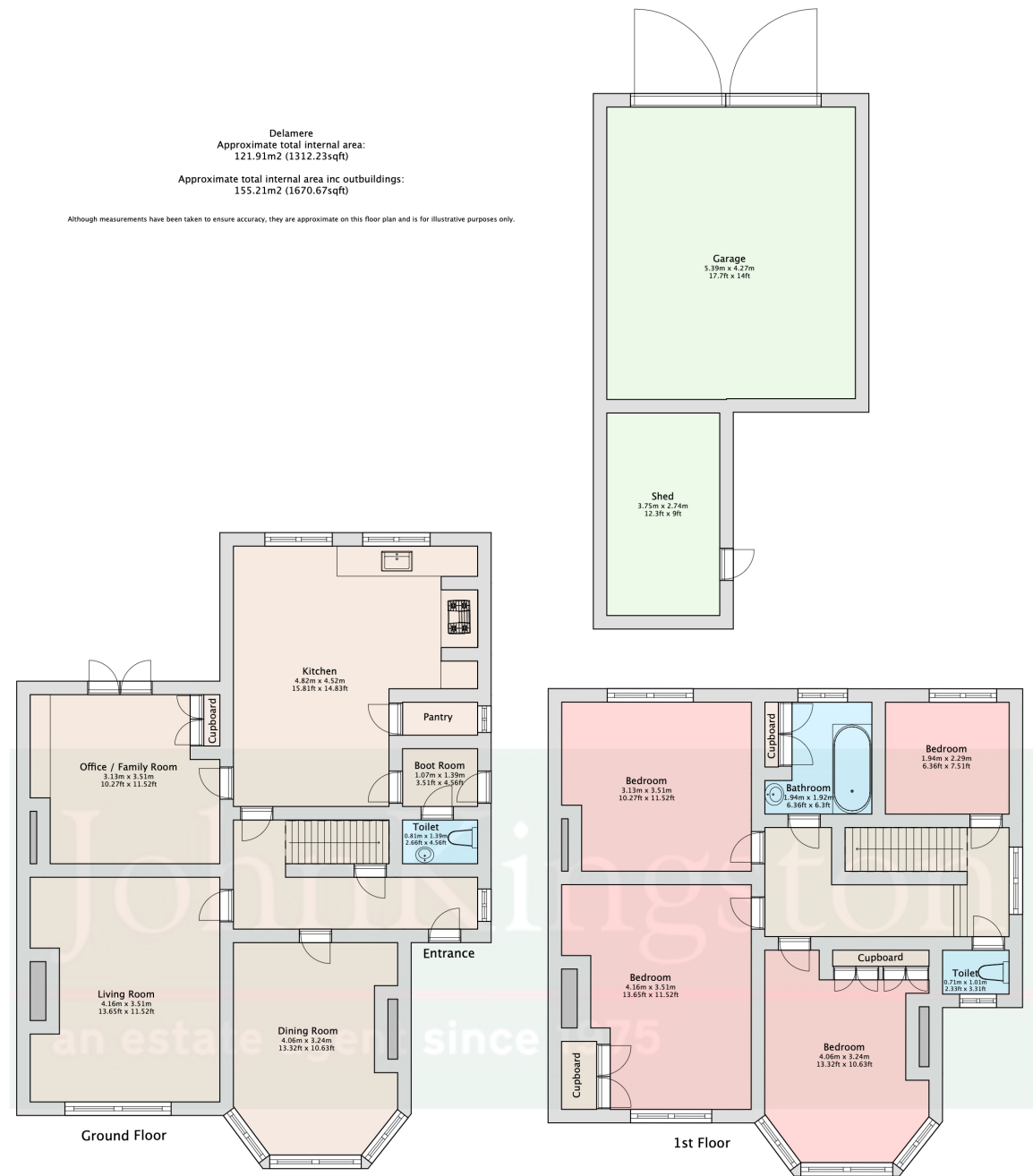
# JohnKingston

an estate agent since 1975

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## DELAMERE, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT TN13 2TQ

Step into a world of character and charm with this exquisite Victorian, semi-detached home. This truly enchanting property is adorned with original and attractive features, such as Victorian cast-iron fireplaces, sash windows, ornate cornicing, wooden flooring and exposed brick. There is the potential for both front and rear parking, with a large garage at the end of the beautifully landscaped, over 200ft garden. Each corner of this unique property tells its own story, and you are invited to create new chapters of your own.

Victorian ■ Four bedrooms ■ Three reception rooms ■ Characterful ■ Amazing views ■ Cast iron fireplaces ■ Original features ■ Beautiful 230ft landscaped garden ■ Garage ■ On the market for the first time in 32 years

PRICE: £895,000 FREEHOLD



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## SITUATION

Bus routes are within easy walking distance, as well as local stations such as Dunton Green, Otford and Sevenoaks being only a short drive away. Sevenoaks station provides frequent, direct fast services to London Bridge in approximately 22 minutes, Dunton Green station to London Bridge in as little as 37 minutes. Riverhead offers various shops, a large supermarket and petrol station, restaurants and pubs. Access to the M25 motorway just to the west of Sevenoaks at Chevening, junction 5 is within a short drive. There are excellent educational facilities in the area, in both the state and private sectors, with Dunton Green primary school just a short walk away. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and a lovely safe environment for children

## DIRECTIONS

From Sevenoaks, proceed north on the London Road (A224) into Riverhead. Take the road to your right at the roundabout and straight across towards Dunton Green at the second roundabout. Go over the next roundabout by the Tesco superstore, and then over the next mini roundabout. Continue along this road, then turn right at the Rose and Crown pub and continue down London Road. Delamere is on the right hand side, approximately 150yd further down London Road after the Ivy House Lane turning on the right.

## FRONT GARDEN

Accessed through a front gate and mainly laid to lawn with raised flowerbeds, box hedging and a paved path to the front door and side access gate. A wonderful climbing hydrangea graces the frontage of the property. There may be potential to convert the front garden to a parking area.

## ENTRANCE HALL

Upon entrance through the front door is a sash window to the side, an ornate radiator and Amtico flooring. An under stairs cupboard, with light, contains the RCD unit, electric meter and alarm system, as well as providing convenient storage space. Stairs leading to the first floor.

## DINING ROOM



4.06m x 3.24m (13' 4" x 10' 8") The dining room has a large bay sash window to the front, with a lovely view to the front garden. Comices, picture rail, wooden flooring, an integrated dressing unit and a stripped wood internal door.

## LIVING ROOM

4.16m x 3.51m (13' 8" x 11' 6") A large sash window to the front, with comices, picture rail, traditional style light furnishings and a stripped wood door. This room benefits from a working cast iron Victorian fireplace with wood surround, and a beautiful ornate gold radiator.

## KITCHEN/BREAKFAST ROOM



4.82m x 4.52m (15' 10" x 14' 10") A spacious kitchen/breakfast area with plenty of space for a dining table. Two sash windows to the rear, with slate flooring and spotlights. The rustic kitchen has solid base units with Iroko worktops, a butler style sink unit, plumbing for a dishwasher and washing machine, shelving and a gas fired Rayburn fitted into the exposed brick chimney breast, which services hot water and central heating. A convenient walk-in larder has a window to the side. Access to the loft.

## BOOT ROOM

Rear access door to side, with a built-in wooden boot box seat and door to the cloakroom.

## CLOAKROOM

Low level WC, wall mounted hand wash basin, and slate flooring.

## FAMILY ROOM



Flooded with light by the full length doors to the rear covered seating area. This additional reception room has wooden flooring, an original side board unit, non-operational fireplace, a radiator, stripped wooden door and a large cupboard space.

## LANDING

Carpeted with window to the side, a radiator with a decorative cover, banister and access to the loft. The loft is partly boarded and insulated, with a hot water tank and a drop down ladder.

## BEDROOM 1



4.06m x 3.24m (13' 4" x 10' 8") The large bay sash window offers countryside views to the front. Picture rail, wooden floor, a radiator, integrated wooden wardrobes and an ornate cast iron Victorian fireplace with decorative tiles.

## FAMILY BATHROOM



1.94m x 1.92m (6' 4" x 6' 4") Sash window to rear with original opaque detailed pane and radiator beneath. Amtico flooring, heated towel rail, spotlights, wash basin and an original built-in wooden airing cupboard with a hot water tank. Featuring a stunning antique roll top claw foot bath, with the rare accompaniment of the original soap dishes. Aqualisa shower over the bath.

## BEDROOM 2



4.16m x 3.51m (13' 8" x 11' 6") Sash window with open views to the front, wooden floor, radiator with decorative cover, and integrated wooden wardrobe.

## BEDROOM 3

3.13m x 3.51m (10' 3" x 11' 6") Beautiful views across the landscape and rear garden feature out of the large sash window, accompanied by wooden floor and an original integrated wardrobe.

## WC

Parquet flooring and a sash window to the front with original opaque detailed glass. Traditional high level WC and a radiator.

## BEDROOM 4

1.94m x 2.92m (6' 4" x 9' 7") Utilised as an office with built-in bookcases and storage beneath, this single bedroom has feature lights, a radiator and a sash window to the rear.

## GARDEN



Side access is provided, leading to the paved patio area which has an outside tap, veranda, and an exterior electric point. The family room leads directly to the outside covered seating area, which is decked with storage seating, lights and an electric heater. Steps lead down to the meandering pathway, where one is able to discover the different rooms of this enchanting garden. The first space is laid to lawn, with flower beds and a log store. By wandering further, you will discover mature fruit trees, such as damson, pear and apple, a willow tree, a raised water feature, as well as various other shrubs, trees and flower beds. With the diverse array of sections, this secluded, landscaped sanctuary offers a journey through nature's beauty, and is brimming with charm and tranquility.

## GARAGE AND REAR ACCESS

Rear access from Ivy House Lane through double wooden gates. Space and potential for a driveway and parking. Garage is approximately 17'7" by 14", with power and light. The shed adjoining the garage is approximately 12'3" by 9", with an alarm system, power, light and shelving.

Council tax band: E