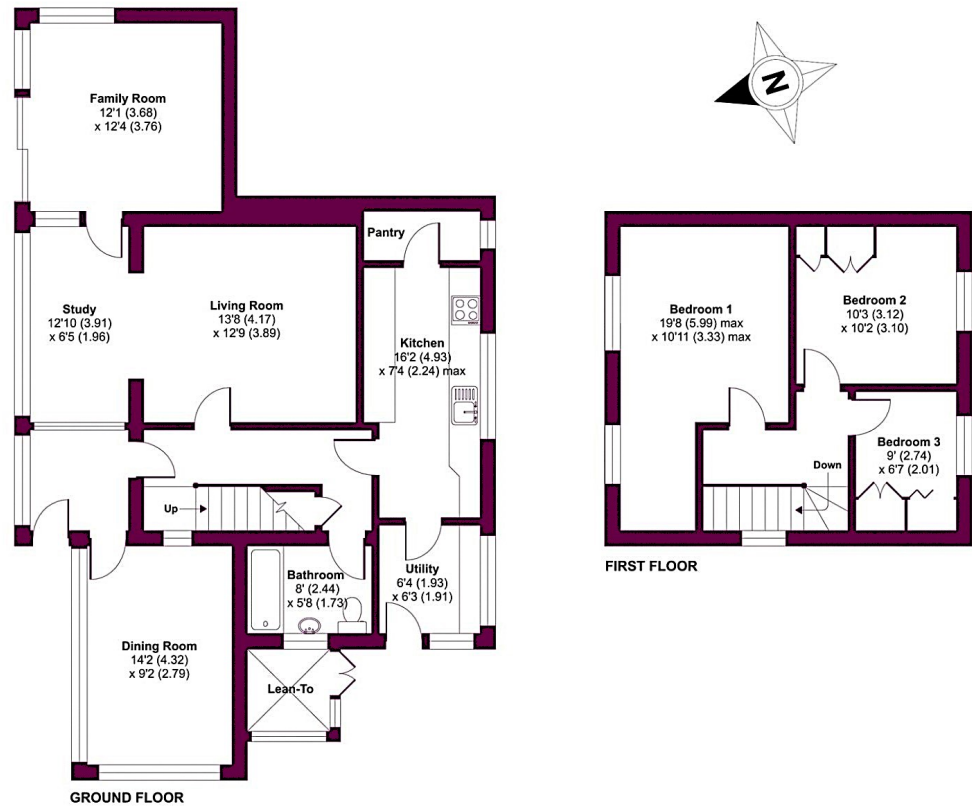


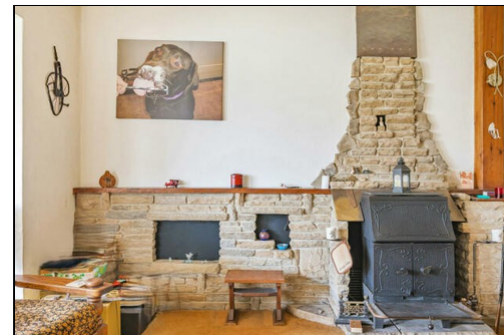
# Knave Wood Road, Kemsing, Sevenoaks, TN15

Approximate Area = 1414 sq ft / 131.3 sq m (excludes lean-to)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	70
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 7 KNAVEWOOD ROAD, KEMSING, SEVENOAKS, KENT TN15 6RH

Tucked away in the village of Kemsing and set on a generous 0.28 acre plot is this three bedroom detached property, offering a unique opportunity for both homeowners and investors to further enhance through reconfiguration, refurbishment, and potential extending. The property is excellently positioned as it is screened from the road, and boasts various outbuildings and a plethora of possibilities.

Detached ■ Set in 0.28 acre plot ■ 3 Bedrooms ■ 3 Receptions Rooms ■ Various Outbuildings ■ Large garden ■ Off street parking ■ Huge potential for enlargement and reconfiguration ■ Tucked away position ■ No Chain

**PRICE: OFFERS IN EXCESS OF £685,000 FREEHOLD**

## SITUATION

This spacious house lies in a semi-rural position well placed for most facilities. There is a parade of local shops within walking distance. The village centre of old Kemsing also offers a general store, post office and library. Sevenoaks (4 miles) offers supermarkets, High street shops and an excellent train service to London Charing Cross/Cannon Street in about 30 minutes. Kemsing Primary School is within easy reach. Otford railway station for a service of trains to Victoria is about 20 minutes walk via a public footpath. There are also Boys and Girls state schools in Sevenoaks and a range of private schools including nearby St Michaels and Russell House Preparatory Schools. Kemsing has a cricket club and there are tennis courts and a squash club. Golf is available on a number of courses in Otford, Shoreham and Eynsford and at Wildernesse and Knole Park in Sevenoaks. The A21 at Chevening (about 4 miles) gives access to the M25 and therefore Gatwick and Heathrow Airports, Dartford River Crossing, Bluewater Shopping Centre (A2) and London. There are excellent walking facilities via numerous public footpaths, right on the doorstep.

## DIRECTIONS

From Sevenoaks head on the A25 in a northerly direction towards Seal, turn left at the Seal Library signed to Kemsing and turn left at the end of this road onto Childsbridge Lane. Proceed towards Kemsing and just before the cross-roads turn left into Castle Drive. Follow this road around which leads into Knavewood Road and turn left and number 7 can be found on your right hand side.

## GROUND FLOOR

### ENTRANCE HALL

Doors to inner hallway and dining room.

### DINING ROOM



9' 2" x 14' 2" (2.79m x 4.32m)

A great additional reception space, with windows to front and side.

### INNER HALLWAY

Stairs to first floor, doors to living room, kitchen and bathroom.

### BATHROOM

5' 8" x 8' 2" (1.73m x 2.49m)

## LEAN TO

A convenient space for storage.

## LIVING ROOM



12' 9" x 13' 8" (3.89m x 4.17m)

A generously sized reception room, with attractive stone fireplace with woodburning stove, opening to the study area.

## STUDY AREA

6' 5" x 12' 10" (1.96m x 3.91m)

Open to the living room, with door to the family room and windows to the side.

## FAMILY ROOM



12' 1" x 12' 4" (3.68m x 3.76m)

Window to the back and side, with doors leading on to the patio.

## KITCHEN



7' 4" x 16' 2" (2.24m x 4.93m)

Range of wall and base units with worktops, double oven, hob,

sink with mixer tap, wall-mounted boiler. Window to the rear looking out to the garden.

## PANTRY

Convenient additional storage space, with window to rear.

## UTILITY ROOM

Accessed from the kitchen, with door to the garden.

## FIRST FLOOR

### LANDING

Doors to bedrooms and a radiator.

### BEDROOM 1



10' 11" x 19' 8" (3.33m x 5.99m)

Spacious double bedroom with windows to front.

### BEDROOM 2



10' 2" x 10' 3" (3.10m x 3.12m)

Double bedroom with window to rear.

## BEDROOM 3



9' 0" x 6' 7" (2.74m x 2.01m)

Window to rear.

## OUTSIDE

### GARDEN

Fabulous and extensive, the gardens wrap around the property. There are also three generous outbuildings which could be restored to their full potential.

### COUNCIL TAX BAND E