



**THE FARRIERS, LONDON ROAD, WEST KINGSDOWN,
KENT, TN15 6AP**

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 **Hillier**
Reynolds

£750,000

FREEHOLD

A beautifully presented 4 bedroom detached home.

Stunning Orangery to rear,
Utility Room & Downstairs
W.C.

Driveway for multiple
vehicles and detached
garage.





This stunning 4 bedroom detached house is even lovelier now than when it was built around 10 years ago. The current owners have loved and enhanced the quality making it a superb family home.

Entrance to the home is via electronic operated gates that open onto a large driveway for multiple vehicles. Approximately 6-8 cars could easily fit on the driveway, ideal if having older children that drive or if having friends and family to visit.

The quality and attention to detail becomes immediately apparent from the moment you step inside. The large entrance Hallway has beautiful wood floor that has under-floor heating as does the rest of the downstairs accommodation. The Lounge is a bright and airy room with a bay window that lets in plenty of light.

The rooms to the rear of the home will be a fantastic space for entertaining being open plan. The Kitchen area has plenty of cupboards and work top space along with numerous built-in appliances. The Dining area has space for a large dining suite and being open plan, the Orangery can be used as an extension to the dining room if needed. The Orangery is a bright room have plenty of windows and a stunning roof lantern. In the warmer months, the bi-fold doors open onto the patio making outdoor entertaining or dining al-fresco again, a sociable affair. Having a downstairs W.C & Utility room completes the usual 'must haves' on peoples list.

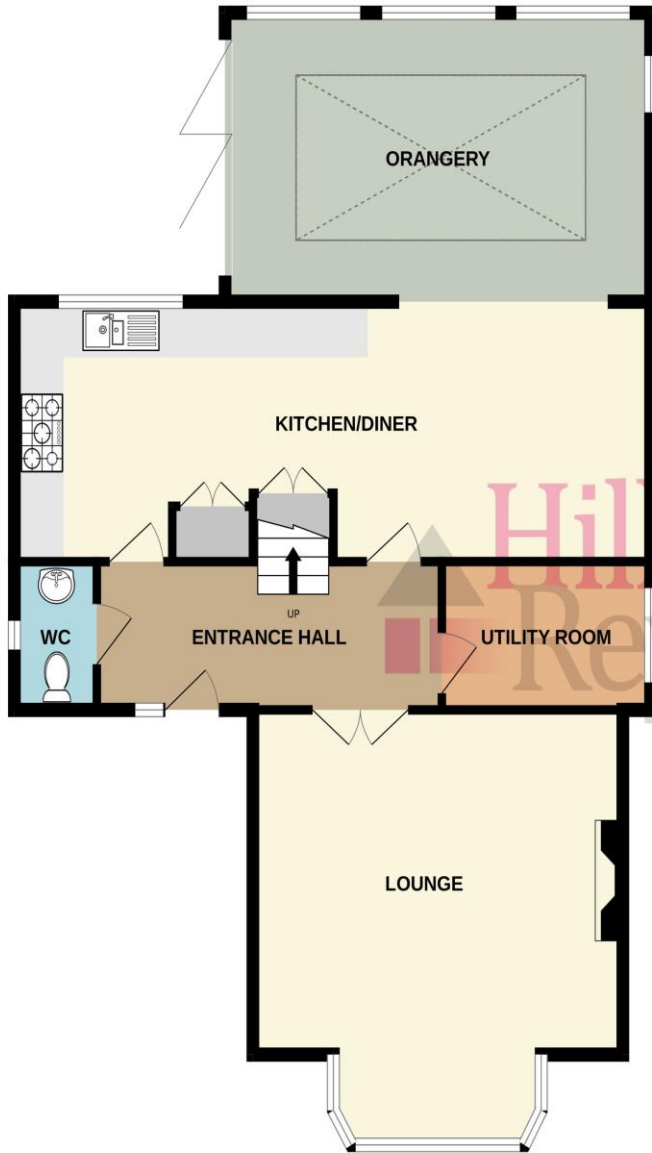
Upstairs are 4 excellent sized bedrooms. The Master Bedroom is a large suite having its own en-suite and built-in cupboards.

Outside the garden faces a north westerly direction but to the south side is completely open making it a very sunny garden for most of the day. The lawn area is large enough for children to play in and there is a further patio for relaxing on. The log cabin will have a multitude of uses and is to remain, it has its own power and light. To the side is a little courtyard which leads to the front.

The property is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short drive away. Just a few minutes' walk will take you to the local shops. For motorway connections access to the M-20, A-20 and M-26 are very close making a trip to Swanley or Bluewater Shopping Centre only a 20 minute drive approximately. For motor racing enthusiasts the Brands Hatch circuit is nearby but if you want the peace and quiet of the countryside you can find nearby the Pilgrims Way that cuts across the North Downs and offers beautiful countryside walks.

ACCOMMODATION

GROUND FLOOR
93.8 sq.m. (1009 sq.ft.) approx.



1ST FLOOR
69.0 sq.m. (742 sq.ft.) approx.



TOTAL FLOOR AREA : 162.7 sq.m. (1751 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

Lounge

17'2" (5.23m) x 14'3" (4.34m) plus bay

W.C.

Kitchen/Diner

29'6" (8.99m) x 10'9" (3.28m)

Orangery

19'9" (6.02m) x 11'11" (3.63m)

Utility Room

9'8" (2.95m) x 6'2" (1.88m)

First Floor Landing

Bedroom 1

17'3" (5.26m) x 10'5" (3.18m)

En-suite

Bedroom 2

11'2" (3.40m) x 8'8" (2.64m)

Bedroom 3

11'2" (3.40m) x 8'4" (2.54m)

Bedroom 4

11'2" (3.40m) x 6'5" (1.96m)

Bathroom

Outside

Electronic gates leading to driveway for multiple vehicles.

Detached Garage - 17'0" (5.18m) x 11'2" (3.40m)

Rear Garden comprising of lawn area, patio and flowers with shrub borders. Log cabin with power and light.



Route to View

From our office in Borough Green head north out of the village onto the Wrotham road. At the first roundabout take the second exit onto the London Road. Take the first exit on the next roundabout staying on the London Road. Turn first exit again at the next roundabout sign posted for West Kingsdown. The property can be found on the right hand side and the entrance to the home is approx. 50 yards before Forge Lane.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

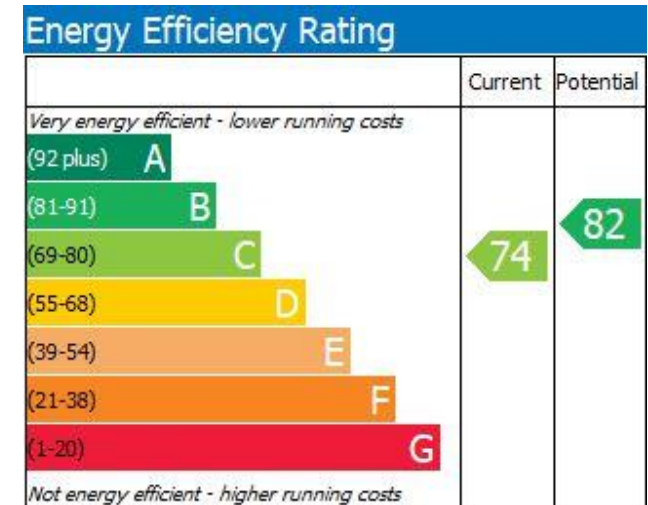
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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