



**CHURCHWOOD HOUSE, FAWKHAM ROAD, WEST KINGSOWN,
KENT, TN15 6JU**

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£600,000

FREEHOLD

Substantial four bedroom detached family home in need of some updating.

Large westerly facing rear garden.

Detached garage and driveway with parking for one car at rear of property.





We are pleased to market this substantial four bedroom detached family home that is located on the outskirts of West Kingsdown just a short walk away from the popular primary school. The property is situated on a large plot adjacent to the church woods. The property would benefit from some updating and will suit anyone who is looking for a property with the potential to add their own stamp.

As you enter the property you will find a spacious hallway which leads through to the main living areas at the rear of the property. There is a large and well-proportioned lounge that has patio doors leading out to the generous westerly facing rear garden. The garden is mainly laid to lawn and has a gate at the rear with access to the detached garage and driveway with parking for one car. The access to the parking is from Warland Road.

The kitchen is well-fitted with a good selection of units and worktop space and has a back door with access to the garden. Although dated this is a functional and sociable space and connects to the dining area which is perfect for entertaining family and friends. There is a conservatory that provides additional living space. At the front of the property you will find a study. A cloakroom completes the downstairs accommodation.

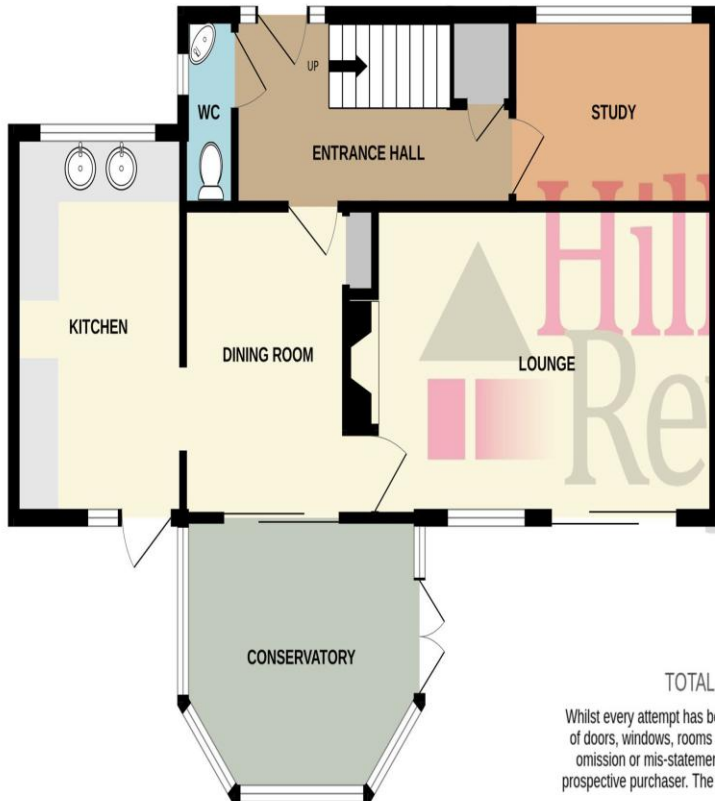
Upstairs you will find a large landing that leads to four bedrooms and the family bathroom. The master bedroom is a bright and sunny room with dual aspect and built in wardrobes. The second bedroom also has a dual aspect with windows to the front as well as over-looking the garden. The third and fourth bedrooms are smaller double rooms overlooking the garden. The bathroom will require updating.

The home is found in a convenient location within West Kingsdown with the popular West Kingsdown Primary school just a short walk away. Just a few minutes' drive 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.

Viewing is highly recommended to fully appreciate the size and potential of this family home.

ACCOMMODATION

GROUND FLOOR
61.3 sq.m. (660 sq.ft.) approx.



1ST FLOOR
51.9 sq.m. (559 sq.ft.) approx.



TOTAL FLOOR AREA : 113.2 sq.m. (1218 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

W.C.

Study

10'4" (3.15m) x 6'3" (1.91m)

Dining Room

10'4" (3.15m) x 8'8" (2.64m)

Kitchen

12'9" (3.89m) x 8'8" (2.64m)

Lounge

17'4" (5.28m) x 10'4" (3.15m)

First Floor Landing

Bedroom 1

14'10" (4.52m) x 10'0" (3.05m)

Bedroom 2

12'8" (3.86m) x 8'6" (2.59m)

Bedroom 3

10'5" (3.18m) x 7'4" (2.24m)

Bedroom 4

10'1" (3.07m) x 7'5" (2.26m)

Bathroom

Outside

Large westerly facing garden mainly laid to lawn. Patio area and gate leading to detached garage and driveway with parking for one car. Side access to front of property and front garden.

Garage - 16'9" (5.11m) x 8'3" (2.51m)



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

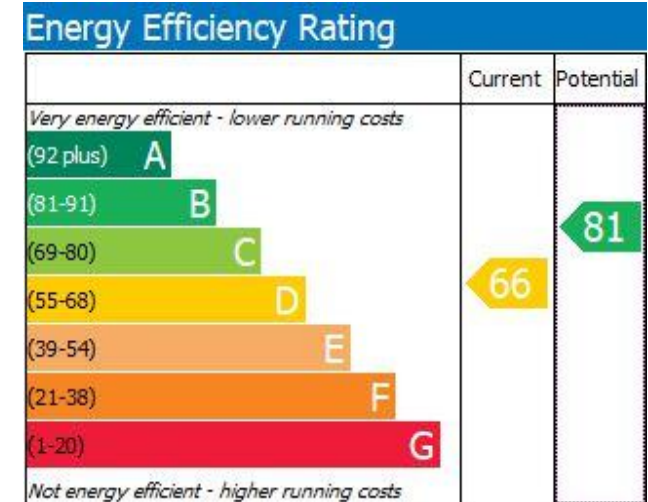
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. After entering West Kingsdown turn right into Fawkham Road and the home can be found on the left hand side just after the turning into Warland Road.

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

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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.

