



Ibbett Mosely

34 Oaklands Close, West Kingsdown, Kent,  
TN15 6EA



A flexibly laid out chalet bungalow with three/four bedrooms and versatility to adapt and extend, subject to planning agreement.

A South facing garden with large patio and lawn gives great space for entertaining or taking in the good weather.

Guide Price £625,000 to £650,000

- Detached Extended Chalet Bungalow
- South facing garden
- Modern Refitted Kitchen & Shower Room
- Flexible Accommodation of 3-4 bedroom layout
- Private drive parking
- Independent Office / Outbuilding
- Two reception rooms
- Popular Cul de Sac Location
- EPC rating D - Council Tax Band E
- Guide Price £625,000 to £650,000

### Entrance Hall

The entrance hall is spacious and features wood effect tiled flooring that continues into the adjoining rooms, creating a cohesive look. A carpeted staircase with a wooden handrail leads to the first floor, while doors provide access to the bedrooms and other ground floor rooms. The hall's neutral tones and clean lines make for a welcoming arrival.

### Sitting Room

12'4" x 12'0"

The sitting room is welcoming and comfortably sized, featuring a large window that fills the room with natural light. It has a charming fireplace set within a dark surround which adds a cosy focal point, complemented by light walls and wood effect flooring that create a warm and inviting atmosphere.

### Kitchen

9'10" x 8'10"

The kitchen is a bright and practical space equipped with integrated appliances, including an oven and washing machine. Two windows and a door to the side bring in natural light and offer access to the garden, while sleek countertops and modern fixtures provide ample workspace for cooking and washing up.

### Dining Room

10'11" x 9'11"

This dining room offers a peaceful setting for meals with a large window and French doors opening out onto the garden, flooding the space with natural light. The tiled floor and neutral walls provide an easy backdrop to personalise, and the room comfortably accommodates a table and chairs, perfect for family gatherings or entertaining guests.

### Bedroom 1

11'11" x 10'11"

The main bedroom on the ground floor is a comfortable double with a large window overlooking the front garden, filling the room with natural light. It has a neutral colour scheme with wood effect flooring and ample space for furniture, offering a relaxing retreat at the heart of the home.

### Bedroom / Dressing Room 1

10'11" x 7'11"

This bedroom or dressing room is a versatile space ideal for use as a dressing room or smaller bedroom. It features a window to the side and wood effect flooring, providing a neutral canvas to suit various needs and styles.





### Shower Room

The shower room is modern and neatly fitted with a large walk-in shower enclosed by clear glass, a contemporary basin vanity unit, and a toilet. A wide frosted window allows natural light to fill the space while maintaining privacy, and light-coloured walls and flooring enhance the clean, fresh feel.

### Bedroom 2

11'0" x 10'10"

The first floor bedroom is a cosy double room featuring a sloping ceiling and a large window that provides a pleasant outlook. Neutral carpeting and soft lighting create a restful atmosphere, making it a comfortable space for relaxing or sleeping.

### Bedroom / Dressing Room 2

15'0" x 10'10"

This first floor bedroom or dressing room is a larger, versatile space with sloping ceilings and two windows. It offers ample room for a variety of uses, whether as a bedroom with additional storage or as a dedicated dressing room, enhanced by neutral flooring and light walls.

### Rear Garden

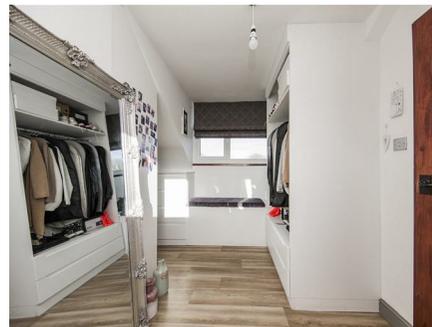
The rear garden is a generous outdoor space comprising a large lawn bordered by planted areas and a paved patio that extends from the house. It provides an ideal setting for outdoor seating and dining, with plenty of room for children to play or for gardening enthusiasts to enjoy. A wooden summer house sits to one side, offering additional space for work or relaxation.

### Office / Outbuilding

12'4" x 7'2"

The office in the garden is a charming, wooden structure with a natural finish that creates a cosy and inviting workspace. It is comfortably furnished and well-lit, offering a quiet retreat for work or hobbies separate from the main house.





## Front Exterior

The frontage of the property features a wide paved driveway providing ample parking space, bordered by a lawn and fenced boundaries for privacy. The front garden is well maintained and adds to the welcoming character of the home.

## Garage

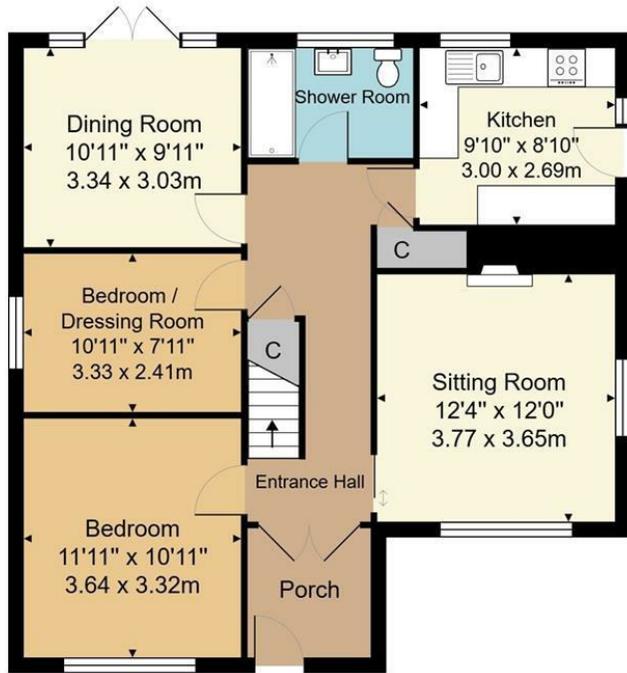
17'2" x 8'5"

The garage is a single unit with a pitched roof, providing secure parking and storage space. It is accessed via double doors from the driveway and also has a side door for convenient entry.

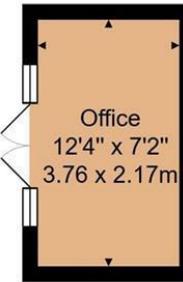
## Location

West Kingsdown is a village in the Sevenoaks district of Kent. It is located on the A20, around 5 miles (8 km) southeast of Swanley, 5.5 miles (9 km) northeast of the town of Sevenoaks and 22.5 miles (36.2 km) from central London. The village, because of its situation near London, has grown considerably from a relatively small farming community to a popular commuter village. To the southwest of the main village are the rural housing developments of Knatts Valley and East Hill. To the north of the village lies the Brands Hatch motor racing circuit. There are four churches in the village: the parish church of St Edmund King and Martyr; West Kingsdown Baptist Church; the Roman Catholic church of St Bernadette; and Kings Church, an Evangelical church established in 1996.

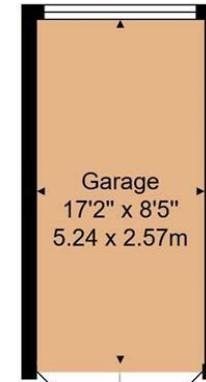
The closest National Rail stations to the village are Eynsford and Kemsing, each located 4.6 miles away and Borough green a little further to the south. There are excellent roadlinks via the A20 to the M26/M25 and M20 connecting to London, the coast and Ebbsfleet International.



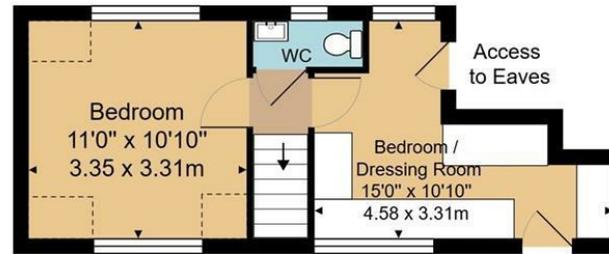
**Ground Floor**



Area: 88 ft<sup>2</sup> ... 8.2 m<sup>2</sup>



Area: 145 ft<sup>2</sup> ... 13.5 m<sup>2</sup>



**First Floor**

House Approx. Gross Internal Area 1091 sq. ft / 101.4 sq. m  
 Approx. Gross Internal Area 1324 sq. ft / 123.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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EPC Rating- D

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