



Ibbett Mosely

Sidehill, Pilgrims Way, Kemsing,
Sevenoaks, TN15 6XA



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A TRULY EXCEPTIONAL PROPERTY SITTING ON AN EXTENSIVE PLOT WITH FAR REACHING VIEWS
£975,000 OPEN HOUSE SATURDAY 2nd AUGUST

- Master Bedroom with En Suite Shower Room
- Dining Room
- Family Shower Room
- Extensive Mature Gardens with 2 Sun Terraces
- 3/4 Further Bedrooms
- Kitchen/Breakfast Room
- Annex Room
- Sitting Room
- Laundry Room
- Double Garage with storage room over

A TRULY EXCEPTIONAL PROPERTY SITTING ON AN EXTENSIVE PLOT WITH FAR REACHING VIEWS OVER OPEN COUNTRYSIDE
 OPEN HOUSE SATURDAY 2nd AUGUST - Call Ibbett Mosely for details

DESCRIPTION

As Sole Agents it is always a pleasure to be able to present a property such as Sidehill which sits on an extensive plot with far reaching views. Sidehill has been a much loved family home for many years and now comes onto the market after being renovated throughout with so much thought and great attention to detail. The property is presented to an high specification throughout and surrounded by beautiful landscaped gardens with a large sun terrace providing a perfect setting for outdoor entertaining. Steps lead down to a second garden which is mainly laid to lawn with a central circular bed of low maintenance conifers. There are two footpaths leading to the village, one from the rear gate of the property leading directly to the church and sports field which has football, cricket, play area together with tennis and squash courts. There is also a child's creche.

A second footpath leads to a highly regarded primary school, doctor's surgery, chemist, local shop and The Bell Public House. For those looking for a family home and wishing to settle in this popular village, look no further, Sidehill will not disappoint and has so much to offer.

LOCATION

Kemsing is a vibrant village with a range of local shops, school, churches and library. A popular location for those who enjoy outdoor

pursuits with many walks through the surrounding countryside and sports facilities close by. Kemsing has it's own Tennis Club and recreation field.

The village of Otford is close by with a number of boutique shops and tea rooms in the High Street with a wider range of day to day shopping facilities on The Parade including a post office and convenience store. There are a number of highly regarded schools in the area state and independent including Sevenoaks School, St Michaels and Russell House prep school and within the catchment area for grammar schools. Otford has a station offering services to London on the Victoria/Blackfriars line into St Pancras. Sevenoaks Town Centre is about 3 miles away with a wide range of shopping facilities, sports centre, cinema/theatre complex, restaurants and a mainline station with fast services to London on the Charing Cross/Cannon Street line taking about 30 minutes. The M25 motorway can be joined at the Chevening junction with links to the Dartford Crossing, Ebbsfleet and Bluewater Shopping/Leisure complex. Motorway access to both Gatwick and Heathrow airports.

ENTRANCE

Through solid front door into:

ENTRANCE PORCH

Tiled floor. Through double doors into:

L-SHAPED ENTRANCE HALL

Cloaks cupboard. Airing cupboard. Radiator. Access to loft. Laminate floor.

SITTING ROOM

Step down to this attractive room overlooking the rear gardens. Double glazed patio doors leading out to Sun Terrace. Feature multi fuel fire inset. Wall lights. Timber floor.

Steps up to:

DINING ROOM

Double glazed window to rear. Timber floor. Door leading to small landing with access up to:

FAMILY SHOWER ROOM

Large walk in shower cubicle with glass door. Heated chrome ladder towel rail.

SEPARATE WC

WC and wash hand basin.

KITCHEN/BREAKFAST ROOM

Double glazed dual aspect windows to rear and side. Comprehensive range of wall and base units with granite work surfaces and under lighting. Stainless steel sink unit with mixer tap. Built in double oven with induction hob set into work surface with extractor over. Integrated dishwasher. Laminate floor. Door leading to:

LAUNDRY ROOM

Double glazed window to rear and side. Stainless steel sink unit with mixer tap. Water softener. Integrated washing machine. Space for fridge/freezer. Tiled floor.

MASTER BEDROOM

Double glazed dual aspect windows to rear and side with views over newly landscaped gardens. Walk in mirrored wardrobe. Two radiators. Steps leading up to a small landing with access to the Attic /Annexe.

EN SUITE SHOWER ROOM

Fully tiled shower cubicle. Vanity unit with wash hand basin inset and cupboard under.

Separate WC with frosted window to rear.

ATTIC/ANNEXE

Situated above the Master Bedroom, a really useful Attic/Annexe Room which could be ideal for those working from home to use as a Home Office, alternatively, a teenager wanting their own space. Velux window.

BEDROOM

Double glazed dual aspect windows to rear and side with vertical blinds. Built in wardrobes to one wall. Vanity unit with wash hand basin inset

BEDROOM

Double glazed window to rear. Built in wardrobes to one wall. Laminate floor.

BEDROOM

Double glazed window to front and side. Built in wardrobe

OUTSIDE

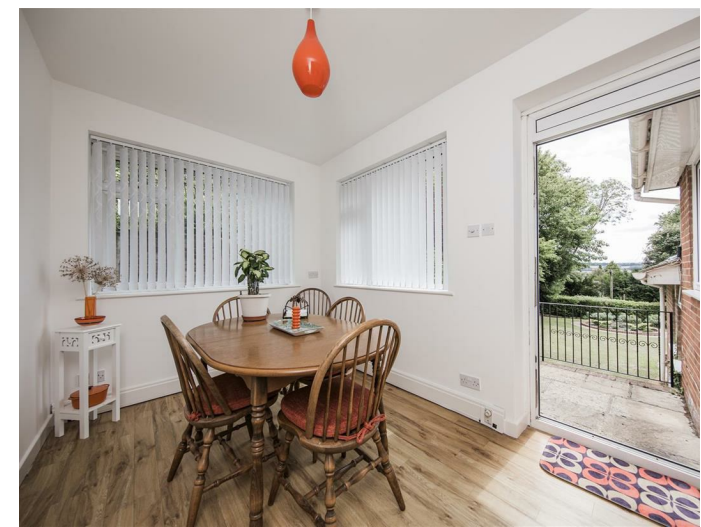
FRONT

Through double five bar gates onto a sweeping newly brick paved driveway offering parking for several vehicles.

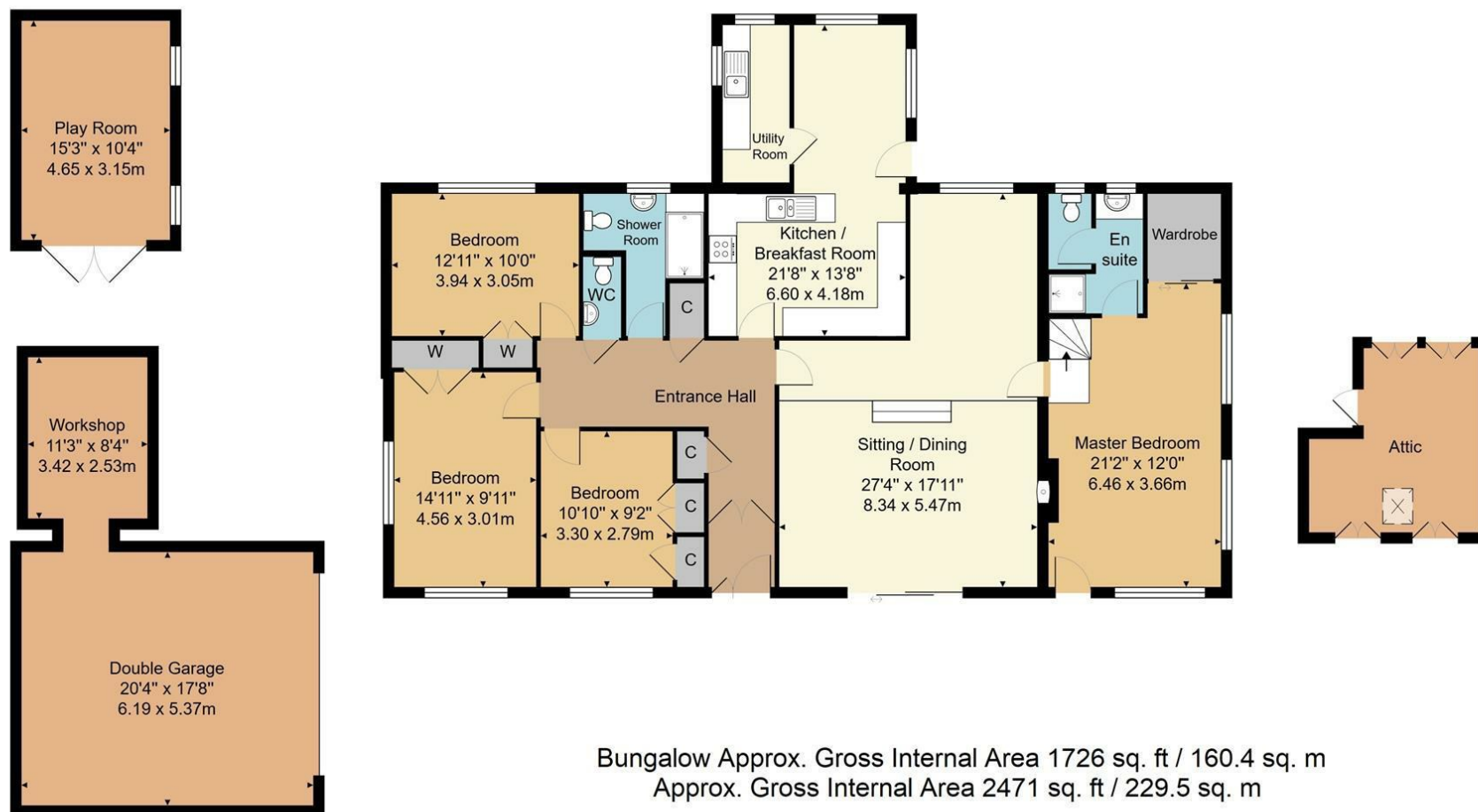
REAR

In our opinion the gardens are a true feature of Sidehill. A large paved Sun Terrace providing a perfect setting for outdoor entertaining looking out over the extensive gardens which are mainly laid to lawn with a variety of mature apple and soft fruit trees. An attractive Greenhouse and far reaching views over open countryside. Steps down to a second Garden with Sun Terrace, mainly laid to lawn and surrounded by a variety of mature shrubs and trees. Double timber gates to rear.

DOUBLE GARAGE - Fully boarded loft room over. Electric Charger
WORKSHOP - Light & power
PLAYROOM - Double doors
3 Large Water Butts



EPC Rating- D



Bungalow Approx. Gross Internal Area 1726 sq. ft / 160.4 sq. m
Approx. Gross Internal Area 2471 sq. ft / 229.5 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.

Ibbett Mosely

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