



Ibbett Mosely

Orchard House Childsbridge Lane,
Kemsing, Sevenoaks, Kent, TN15 6QR



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A 5 BEDROOM EXECUTIVE STYLE DETACHED PROPERTY BUILT TO AN EXTREMELY HIGH SPECIFICATION BY HIGHLY REGARDED BUILDERS PORTFOLIO HOMES. THE PROPERTY IS IDEALLY LOCATED CLOSE TO ALL LOCAL AMENITIES IN THIS POPULAR VILLAGE

- Master Bedroom with En Suite Shower Room
- 3 Further Bedrooms
- Guest Suite
- Family Bathroom
- Sitting Room
- Open Plan Family/Kitchen/Dining Room
- Utility Room
- Cloakroom
- Gardens & Garge
- NHBC Certificat



As Sole Agents we are delighted to be able to present two newly constructed properties built to an extremely high specification and as always with Portfolio Homes, great attention to detail. The property sits in a much sought after location in this popular village in walking distance to local amenities including the highly regarded school closeby and railway station. Kemsing is a vibrant village with much to offer for all ages and for those who enjoy walking there are a number of walks, pathways and beautiful countryside in easy distance. Both properties have been carefully designed to provide good sized versatile family accommodation for the busy modern family

LOCATION

This popular village is centred around St Ediths Well which is situated in the walled garden adjacent to the village War Memorial and is a shrine to St Edith who was born in Kemsing in AD961 and was regarded as a miracle worker. Local shops and post office provide adequate facilities for day to day requirements, together with a primary school, library, church and public houses, and doctors surgery. Kemsing has a station on the Victoria/Maidstone line. The adjoining

village of Otford is close by and also has a railway station serving Blackfriars and Victoria. Sevenoaks town centre is about 3 miles with its wide range of facilities and a main line station with services on the Charing Cross/Cannon Street line. There is access to the M25 at Chevening, Junction 5 allowing easy access to most of the major road networks, the Dartford River Crossing and Gatwick and Heathrow airports.

DESCRIPTION

We are delighted to be able to present this newly constructed property, originally one of pair being built to an extremely high specification and as always with Portfolio Homes, great attention to detail. The property sits in a much sought after location in this popular village in walking distance to local amenities including the highly regarded school closeby and railway station. Kemsing is a vibrant village with much to offer for all ages and for those who enjoy walking there are a number of walks, pathways and beautiful countryside in easy distance. Both properties have been carefully designed to provide good sized versatile family accommodation for the busy modern family with sufficient outdoor space to enjoy a family barbeque or



glass of wine on the patio. Portfolio Homes are well known in the area for building good quality homes with top of the range appliances. **VIEWING HIGHLY RECOMMENDED**

ENTRANCE HALL

Through part glazed door. Staircase leading to first floor. Down lighting. Tiled floor. Underfloor heating.

SITTING ROOM

Double glazed bay window to front. Underfloor heating. Wood burning stove inset. Newly laid carpet.

KITCHEN/DINING/FAMILY ROOM

Bi Fold doors leading out to rear garden. Comprehensive range of wall and base units with Siemens integrated appliances including oven, hob & extractor hood, microwave, dishwasher, fridge freezer Quartz work surfaces over. Down lighting. Tiled floor. Underfloor heating.

CLOAKROOM

Crosswater sanitary ware throughout.

UTILITY ROOM

Range of units with stainless steel sink.

FIRST FLOOR

MASTER BEDROOM

Good sized light and airy room.

EN SUITE BATHROOM

Crosswater sanitary ware. Suite comprising: Aqualisa shower, wash hand basin, wc. Tile warming thermostatically controlled.

BEDROOM

BEDROOM

BEDROOM

FAMILY BATHROOM

Crosswater sanitary ware throughout. Suite comprising:

panelled bath, wash hand basin, wc. Tile warming thermostatically controlled.

SECOND FLOOR

GUEST SUITE

Dormer window to the front. En Suite comprising: Aqualisa shower, wc, wash hand basin. Tile warming thermostatically controlled.

OUTSIDE

FRONT

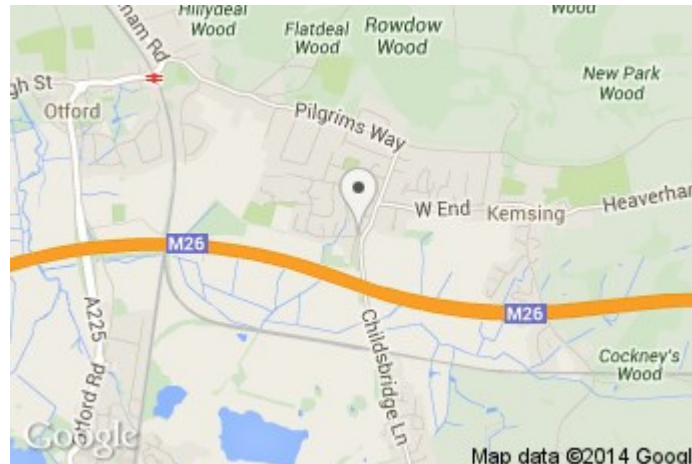
Paved driveway leading to entrance and Garage.

REAR

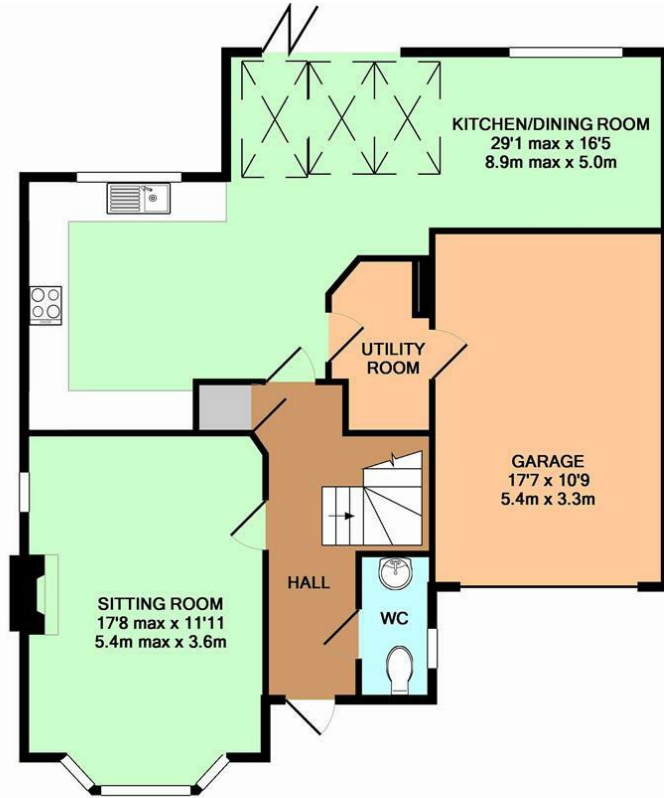
Paved patio. Mainly laid to lawn. Garden sheds. Garage with up and over door.

ROUTE TO VIEW

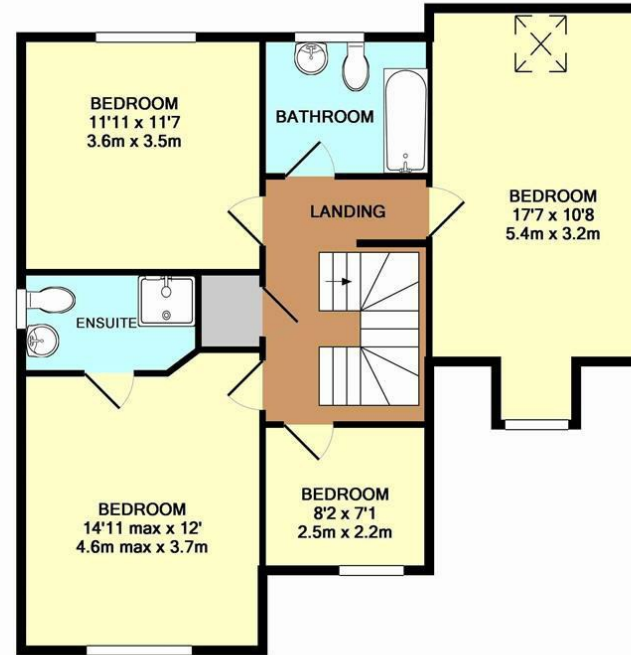
From the Otford office proceed northwards towards the duck pond passing the station and taking the turning signposted Kemsing through Pilgrims Way East. Turn right into Childsbridge Lane, proceed over the crossroads towards Seal and the properties will be found after a short distance on the right hand side



EPC Rating-



GROUND FLOOR
APPROX. FLOOR
AREA 953 SQ.FT.
(88.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 794 SQ.FT.
(73.8 SQ.M.)
CHILDSBRIDGE LANE
TOTAL APPROX. FLOOR AREA 1747 SQ.FT. (162.3 SQ.M.)
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Ibbett Mosely

Offord 01959 522164

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