



10 Chart View  
Kemsing, Sevenoaks, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A splendid family home with flexible accommodation in the desirable and well-connected Kent Downs village

This light and airy four-bedroom family home is set on a quiet residential cul-de-sac in Kemsing. The property provides comfortable flexible accommodation with generous reception rooms, and is in a convenient yet peaceful position, within moments of both the charming village centre and the picturesque surrounding Kent Downs countryside.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1569 SQ FT**



**£825,000**



### The property

10 Chart View is a comfortable four-bedroom link-detached house, set in a desirable village position. There are two reception rooms on the ground floor, both featuring tall windows welcoming plenty of natural light from their sunny southeast-facing aspect. Both the sitting room and the dining room run from the front to the rear of the ground floor, measuring 29ft and 25ft respectively, and with windows to both the front and rear. The sitting room features an open fireplace with a stone surround and slate hearth, and provides enough space for two seating areas, or a seating area and a study area. The dining room is similarly spacious and flexible, with sliding glass doors opening onto the rear garden, and space for two distinct living areas. Between the two reception rooms, the well-equipped kitchen has fitted units to base and wall level, providing plenty of storage, plus an integrated oven, gas hob and extractor hood. There is also a hatch to both the sitting room and dining room. The utility room provides additional useful ground-floor storage space.

Upstairs, the four double bedrooms include a principal bedroom that overlooks the rear garden and benefits from an en suite bathroom with an over-bath shower. The first floor also features a landing storage cupboard and a family bathroom, fitted with a WC, washbasin, bidet, and a bathtub with shower over.

### Outside

The house is set at the end of the cul-de-sac, with plenty of turning space and on-street parking for guests. The driveway at the front provides parking for up to two vehicles, while the integrated garage is useful for further parking or workshop space. With permission, the garage could be converted to provide additional living space. The well-presented garden at the front of the house includes an area of lawn and border beds with various shrubs and flowering perennials. The sunny south-facing garden wraps around the side and rear of the house, and includes a patio area for al fresco dining, plus a well-kept lawn with colourful border beds and various shrubs. There is also a timber-framed shed for garden storage.



## Location

Kemsing is a village with an active community. The historic centre of the village is close by with access to a primary school, convenience store, playground, sports ground with active football, cricket and tennis clubs including indoor facilities, church, pub and Italian deli/ coffee shop. Sevenoaks itself has an excellent range of high street and boutique shops, bars and restaurants. The town is home to several first-class schools, including the independent Sevenoaks School, while reputable, outstanding-rated grammar schools can be found in nearby Tonbridge. Sevenoaks has a variety of excellent golf courses – including the renowned parkland course at Knole – a leisure centre, and a vibrant theatre among a wealth of other attractions. The location is extremely convenient for connections to London, with Sevenoaks mainline station providing fast and efficient services to London Bridge (24 minutes) and London Cannon Street (32 minutes). Kemsing also offers easy access to the M25, M20 and M26 motorways.



## Distances

- Sevenoaks 3.5 miles
- Borough Green 5.1 miles
- Tonbridge 8.7 miles
- Orpington 9.5 miles
- Royal Tunbridge Wells 14 miles
- Maidstone 16 miles

## Nearby Stations

- Kemsing Station
- Otford Station
- Bat & Ball Station
- Sevenoaks Station
- Shoreham (Kent)

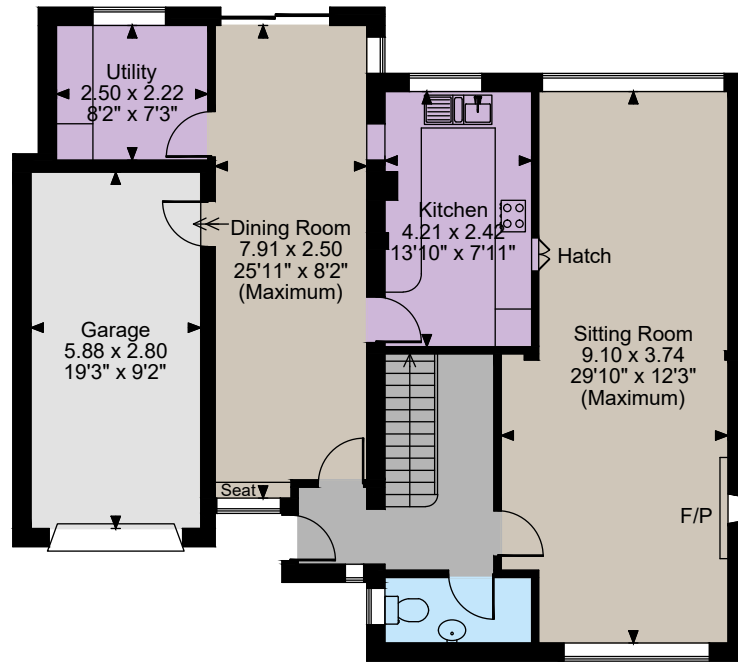
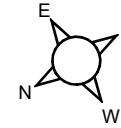
## Key Locations

- Tonbridge Castle
- Chiddingstone Castle
- Ightham Mote
- Knole House
- Hever Castle & Gardens
- Chartwell
- Emmetts Garden
- Penshurst Place & Gardens

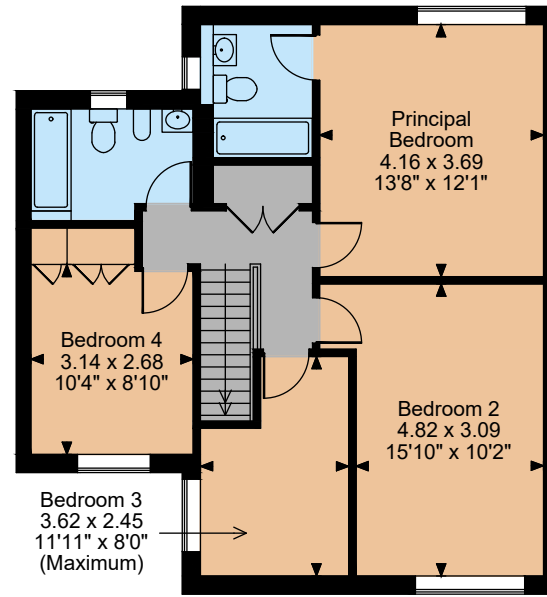
## Nearby Schools

- Kemsing Primary School
- Sevenoaks Preparatory School
- Russell House School
- St Michael's Preparatory School
- Sevenoaks School
- Solefield School
- The Granville School





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 1,569 sq ft (146 sq m)

Garage internal area 177 sq ft (16 sq m)

Total internal area 1,746 sq ft (162 sq m)

For identification purposes only.

## Directions

TN15 6PP

What3words: ///elaborate.pull.pirate - brings you to the driveway

## General

Local Authority: Sevenoaks

Services: All mains, including gas

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Fixtures and Fittings: TBC

Wayleaves and easements: The property is sold subject to any wayleaves and easements, whether mentioned in these particulars or not.

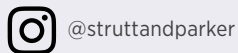
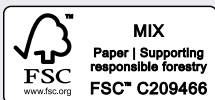
## Sevenoaks

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