Attractive family 5 bedroom home with well-proportioned accommodation situated in this popular village - No Onward Chain

3 Treetops, Kemsing, Sevenoaks, Kent, TN15 6SP

£1,225,000 Freehold

savills

• No onward chain • Well-proportioned family home
• Popular village location • Otford station approx.1.7 miles
• Attractive gardens • Detached double garage

Local Information

• Comprehensive Shopping: Local shopping in Kemsing village including a general store, newsagent, Italian deli and café, public house, vet and library. Sevenoaks (3.7 miles) offering supermarkets and high street shops.
• Mainline Rail Stations: Otford station (1.7 miles) to London Victoria. Sevenoaks (4.2 miles) to London Bridge/Cannon Street/Charing Cross. Fastest 26 mins to London Bridge.
• State Schools: Kemsing Primary & Pre-School, Otford Primary, Knole Academy, Trinity, Weald of Kent Grammar.
• Private Schools: Russell House and St Michael's Preparatory Schools in Otford. In Sevenoaks: Walthamstow Hall for girls, New Beacon for boys a feeder school to Tonbridge school and co-ed Sevenoaks school.
• Leisure Facilities: Tennis & Squash in Kemsing. Golf in Shoreham and Eynsford. Wildernesse and Knole golf clubs in Sevenoaks. Leisure Centres in Sevenoaks, Hildenborough and Tonbridge.
All distances are approximate.

About this property

3 Treetops is an attractive family home built in 1997, located in a private drive in the centre of this popular village. The property offers spacious, well-proportioned and versatile accommodation. The house sits in established gardens with parking and a double garage to the front. The total plot amounts to about 0.25 of an acre.

• Arranged over the ground floor is a spacious double aspect sitting room with an attractive fireplace and doors to the covered terrace with electric heaters and ornamental pond and waterfall. The dining room has a view over the rear gardens and door to the covered terrace. The family room has view to the front and access to the side covered terrace with a log burning stove for autumn alfresco dining.
• The well-appointed modern kitchen/breakfast room also has access to the side terrace and is fitted with a range of wall and base units and integral appliances.
• A study and cloakroom complete this floor.
• Arranged over the first floor is a principal bedroom with en suite shower room and a dressing room, previously used as a nursery and originally the fifth bedroom. There are three further bedrooms, one en suite, and a family bathroom.
• To the front of the house is a brick block driveway providing parking for a number of cars and leading to the detached double garage with storage over. There is an area of lawn with established shrubs and climbing planting adorning the front elevation.
• The rear garden is lawn edged with clipped hedging and topiary, with a further variety of trees and shrubs. Within the garden is a Pavilion with power and lighting connected, an 8 seater hot tub and room for a gym or additional entertaining area.
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Gross Internal Area 2286 sq ft, 212.4 m²

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Local Authority
Sevenoaks District Council. Tax Band 'H'.

Directions
From Sevenoaks High Street head in a northerly direction on the A225 and turn right on to Seal Hollow Road. After 1.4 of a mile turn right at the traffic lights. Upon reaching the village of Seal, take the third left into School Lane, then turn left onto Childsbridge Lane. Take the next right on to West End and proceed for about 0.3 of a mile and then turn left on to Treetops. Number 3 will be found at the top of the drive.

Viewings
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.

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