



Immaculately presented family home situated on the edge of this popular village.

**Woodmans Cottage, 1 Yaldham Manor Drive, Kemsing, Sevenoaks, Kent, TN15 6FA**

Guide Price £1,550,000 Freehold









- Immaculately presented
- Versatile & well-proportioned accommodation
- Wrotham village approx. 1.5 miles
- Kemsing station approx. 2.5 miles
- Borough Green & Wrotham station approx. 2.6 miles
- Otford station approx. 4.1 miles
- Sevenoaks approx. 6.8 miles • Attractive gardens
- Driveway & double garage

#### Local Information

Woodmans Cottage is situated in an attractive rural position within the North Downs Way AONB, between the pretty villages of Kemsing and Wrotham with their many period houses, inns and shops, and enjoys views over surrounding countryside.

#### • Comprehensive Shopping:

Wrotham (1.5 miles), Kemsing (2.7 miles), Otford (4.3 miles), Sevenoaks (6.8 miles) and Bluewater (12.5 miles).

#### • Mainline Rail Services:

Kemsing (2.5 miles) and Borough Green & Wrotham station (2.6 miles) to London Victoria. Sevenoaks (6.8 miles) to London Bridge/Cannon Street/Charing Cross.

#### • Primary Schools:

Ightham, Kemsing and Wrotham.

#### • Secondary Schools:

Grammar schools in Tonbridge, Sevenoaks, Tunbridge Wells, Maidstone, Dartford and Gravesend.

#### • Private Schools:

St Michael's, Sevenoaks, Walthamstow Hall, The Granville, Solefields and New Beacon Prep Schools. Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools.

#### • Leisure Facilities:

Wrotham Heath golf club on the outskirts of the village. Reynolds Country Club Retreat in Borough Green. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Fitness Centre in Hildenborough. Sevenoaks Sports and Leisure Centre. Cricket and Rugby in the Vine area of Sevenoaks. A network of footpaths over the surrounding countryside.

#### • All distances are approximate.

#### About this property

Woodmans Cottage is a beautifully presented family home built in 2016 by the prestigious Purelake Group and situated on the edge of the popular villages of Kemsing and Wrotham. The light, versatile and well-proportioned accommodation is arranged over two floors, ideal for both formal entertaining and family living. Salient points include modern kitchen and bathroom suites, five double bedrooms, air source heat pumps with underfloor heating to both floors, built-in Sonos home sound system, Cat6 Ethernet installed throughout, attractive gardens and a double garage with parking for several cars.



- The principal reception rooms comprise a triple aspect sitting room featuring an attractive Stovax duplex wood burner and bi-fold doors to the terrace, a spacious family/dining room and a study with a view to the rear.

- The entrance hall benefits from full height windows to both front and rear, with doors opening to the terrace.

- The impressive kitchen/ breakfast area is a superb space with attractive views over the garden and adjoins the sitting room. The kitchen is fitted with a comprehensive range of wall and base units, incorporating an island unit/breakfast bar with integral Siemens appliances including a drinks fridge and Quooker tap.

- The adjoining utility room offers further storage space and an integrated washing machine and dryer.

- A well-appointed cloakroom completes the ground floor.

- Arranged over the first floor is the principal bedroom, comprising a double bedroom, a dressing room flanked by built-in wardrobes and a stylish en suite bathroom.

- There are four further double bedrooms, two with built-in wardrobes and en suite shower rooms.

- A modern family bathroom completes the accommodation.

- Woodmans Cottage is accessed via electrically operated wrought iron gates over a private drive leading to the detached garage and house.

- The attractive and secluded garden has delightful views and is predominantly laid to lawn enclosed by close board fencing and well-stocked borders to the perimeter. An attractive paved terrace provides a delightful alfresco entertaining area, and a useful garden implement shed adjoins the double garage with electric up and over doors and a boarded loft.

**Tenure**  
Freehold

**Local Authority**  
Tonbridge and Malling Borough Council

**Energy Performance**  
EPC Rating = B









**Woodmans Cottage, 1 Yaldham Manor Drive, Kemsing, Sevenoaks, Kent, TN15 6FA**  
**Gross Internal Area** 3,045 sq ft, 282.9 m<sup>2</sup>  
**Garage** 361 sq ft, 33.6 m<sup>2</sup>  
**Total** 3,406 sq ft, 316.5 m<sup>2</sup>

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**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

**Directions**  
From Sevenoaks head in a northerly direction on to the A25 and continue through Seal village. After approx. 3 miles turn right on to Sevenoaks Road. At the end of the road turn left. Continue on The Street and turn left on to Fen Pond Road shortly after passing The George & Dragon public house. At the cross roads turn left on to Kemsing Road and Yaldham Manor Drive can be found behind wrought iron gates on the left after approx. half a mile. Woodmans Cottage is the first property on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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