



**2 THE OAKS, LONDON ROAD, WEST KINGSDOWN,
KENT, TN15 6EH**

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 **Hillier
Reynolds**

£625,000

FREEHOLD

A stunningly presented & super-sized 4 bedroom detached home.

Glorious countryside views over fields to the rear.

Bright and airy rooms due to the home facing south westerly direction.





This fabulous substantial four bedroom detached family home has spacious and flexible living accommodation and is located in the popular village of West Kingsdown just a short walk away from local shops and within easy reach of the M20 & M25.

This well maintained and modern property has plenty of kerb appeal with a large gated front driveway that has parking for multiple cars. As soon as you enter the property you will appreciate the large, bright entrance hall with its attractive and stylish Amtico floor. The kitchen is located at the front of the house and runs almost the whole length of the property providing a fantastic space for cooking and entertaining. There is a huge selection of cupboards and work top space and with two large windows this is a really bright room. The utility room off of the kitchen was originally one of the garages but now provides a large space for storage and laundry facilities.

The lounge has a modern gas feature fireplace and patio doors leading out to the garden. From this room you can sit and enjoy the stunning countryside views. There is a door from the lounge out to the conservatory. This room is used as a dining area by the current owners and is a fantastic space for a family to relax in, there is ample room for sofas and a dining suite and with doors leading out to the garden this room can be enjoyed throughout the year. There is a further reception room that is currently used as an office area, however, this could be used as a playroom as it has been in the past or as a dining room if required.

Completing the downstairs accommodation is a useful cloakroom.

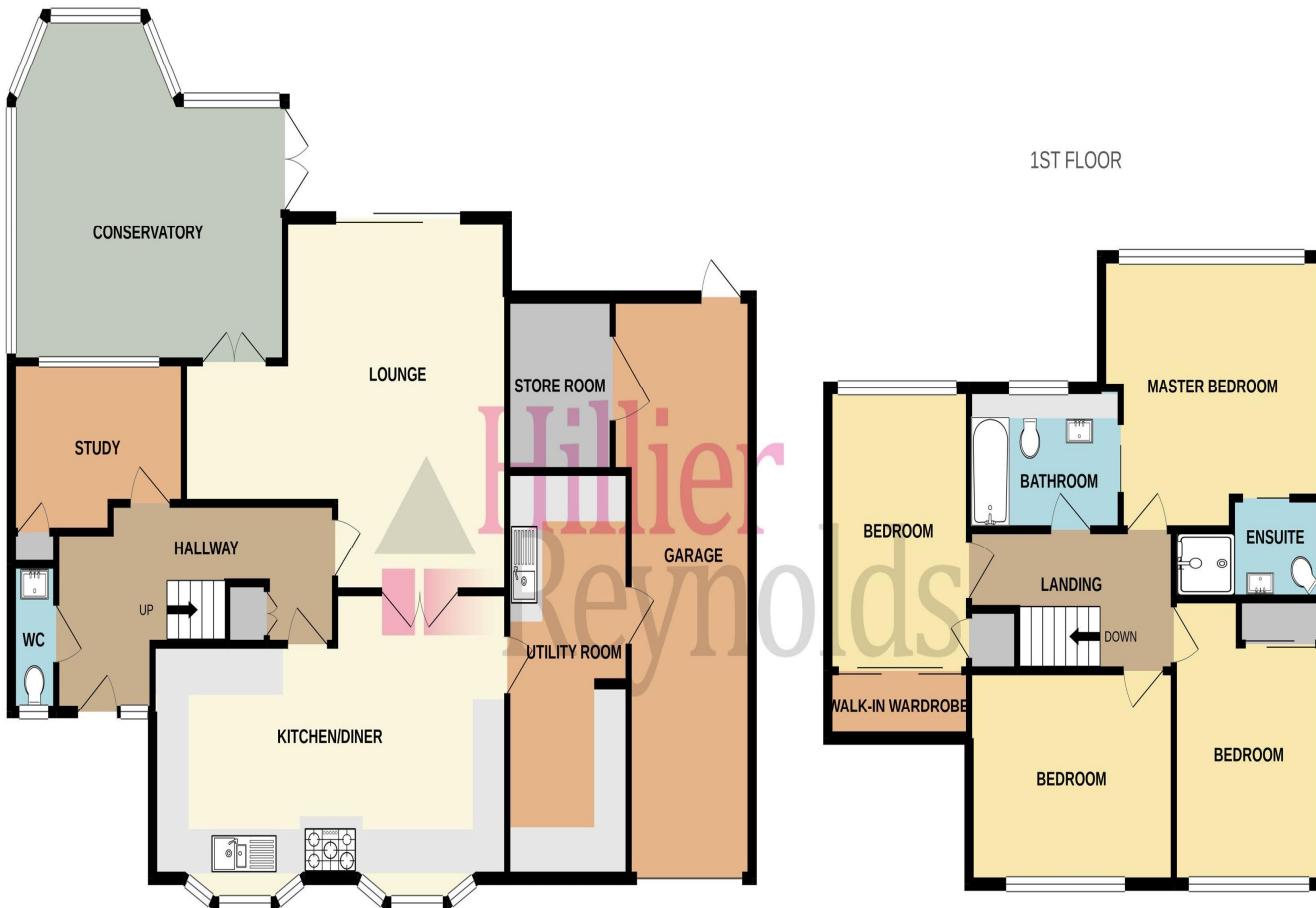
Upstairs you will find all the bedrooms are spacious and well proportioned. The master bedroom enjoys the most wonderful views over the surrounding countryside and has a lovely en suite shower room which has been well designed and fitted to a high specification. The second bedroom, also at the rear of the property, so again enjoying those views has a large walk in wardrobe providing plenty of storage space. There are a further two double bedrooms, one of which is currently used as a home office and will be perfect for anyone looking to work from home.

The family bathroom is modern and spacious and has been well designed and fitted to a high specification. There is a connecting door to the master bedroom.

The Garden has been well tended by the current owners and now has a large selection of shrubs and flowers. There is a patio area and stunning views over fields behind the property. As well as side access there is a door to the garage and storage room.

Viewing of this property is highly recommended to fully appreciate the space and flexibility of this wonderful family home.

GROUND FLOOR



1ST FLOOR



ACCOMODATION

Entrance Hallway

Lounge - 20'10" (6.35m) x 16'08" (5.08m) maximum measurement

Study/Playroom - 11'01" (3.38m) x 7'07" (2.31m)

Conservatory - 17'6" (5.33m) x 15'5" (4.70m) x red to 11'7" (3.53m)

Kitchen/Diner - 22'08" (6.91m) x 10'04" (3.15m)

Cloakroom - 6'0" (1.83m) x 2'09" (0.84m)

Utility Room/W.C. - 18'0" (5.49m) x 7'10" (2.39m)

Integral Garage - 27'02" (8.28m) x 7'11" (2.41m)

Storage Room - 7'11" (2.41m) x 6'09" (2.06m)

First Floor

Landing

Master Bedroom - 14'03" (4.34m) x 12'02" (3.71m)

En-suite - 9'01" (2.77m) x 4'07" (1.40m)

Bedroom 2 - 12'10" (3.91m) x 9'07" (2.92m)

Bedroom 3 - 12'07" (3.84m) x 9'0" (2.74m)

Bedroom 4 - 11'10" (3.61m) x 9'04" (2.84m)

Bathroom - 9'09" (2.97m) x 6'09" (2.06m)

Outside

South Westerly facing rear garden comprising of lawn area, patio and mature borders with flowers and shrubs. Beautiful views over fields. Side access and Driveway to front with parking for 5/6 cars.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Route to View

From our office in Borough Green head North out of the high street onto the Wrotham road. At the first roundabout take the second exit onto the London Road. Take the first exit on the next roundabout staying on the London Road. Turn first exit again at the next roundabout sign posted for West Kingsdown. The property can be found on the left hand side a few hundred yards past School Lane .

For more information or to arrange an appointment to view, please contact us on:

01732 884422

enquiries@hillier-reynolds.co.uk
www.hillier-reynolds.co.uk

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

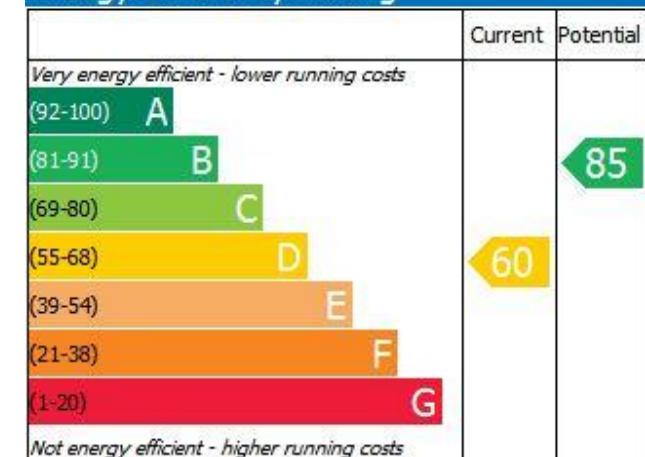
<http://list.english-heritage.org.uk>

www.fensa.org.uk

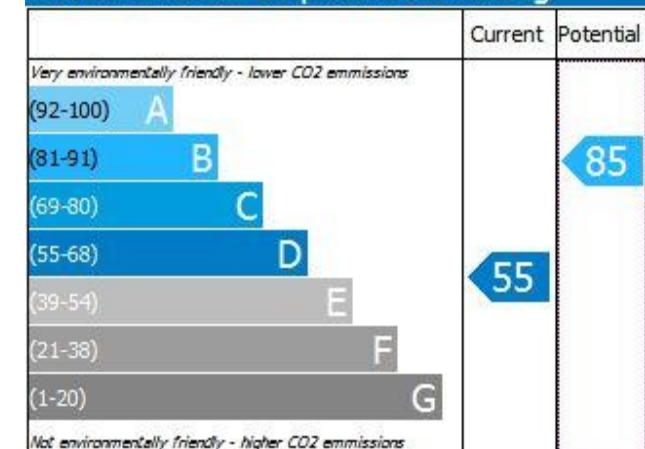
www.gov.uk/green-deal-saving-measures

www.ipoc.co.uk (for listed homes)

Energy Efficiency Rating



Environmental Impact CO2 Rating



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

