



WENDAWN, FAWKHAM ROAD, WEST KINGSDOWN,  
KENT, TN15 6JS

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 **Hillier**  
Reynolds



O.I.E.O

£680,000

FREEHOLD

Three bedroom detached house with self-contained one bedroom annex.

Two reception rooms and large modern kitchen/diner.

Large garden and off road parking for multiple cars.





This attractive and spacious family home is located in a popular semi-rural location over-looking fields and within a short walk of West Kingsdown primary school. This detached property has three bedrooms but also benefits from a completely self-contained, one bedroom annex which has its own Lounge/Kitchenette, Shower room and double Bedroom.

As you enter the property there is a light and bright Entrance Hall. The Lounge to your left has a log burner as a central focal point and a large bay window with shutters. The second reception room has previously been used as a formal Dining room but has been utilised by the current owners as a Playroom. The stunning and spacious Kitchen/Diner has become the hub of this family home. There is a large central island as well as plenty of space for a formal dining table and sofa. This is a very sociable and versatile living area. There is a good selection of work tops and cupboard space offering plenty of storage as well as a large larder cupboard. Next door to the Kitchen is a Utility room and there is also a separate Cloakroom.

From the Kitchen there are bi-fold doors leading directly out to the large mature garden which has a patio area ideal for summer entertaining. There is a garden shed at the end of the garden. From the kitchen there is also a back door which takes you through the fully enclosed garden store to the self-contained and detached Annex. This is a useful additional area that is suitable for motorbikes, tools and general garden storage. The annex is a charming and comfortable space with its own sitting room and small kitchenette area. There is a modern and well fitted shower room as well as a spacious double bedroom. This is a perfect addition for anyone looking for a property with a ready built Granny Annex or alternatively this would suit a teenager looking for a little bit of independence.

Back in the main house are three light, bright and well-proportioned Bedrooms. The Master Bedroom is located at the front of the property and enjoys views over fields and has a well presented en suite shower room. There are modern well fitted built in wardrobes providing plenty of storage space. A bay window with shutters allows for plenty of natural light.

The second bedroom is a good sized double room and overlooks the garden as does the third bedroom which is a generous single room. The family Bathroom is, again, modern and well fitted.

In our opinion this property has that all important kerb appeal and has a gated entrance to the large block paved driveway which provides parking for multiple cars.

For convenience you could not ask for more. The popular West Kingsdown Primary school is found a short walk up the road as is a small parade of shops. Just a few minutes' drive down the road will take you to the local shopping parade as well as the West Kingsdown Medical Centre & Library. Access to the M-20 motorway networks is close-by also. If you wish to get out and about there are plenty of wonderful countryside walks to discover locally on foot.



# ACCOMODATION



## Entrance Hallway

**Lounge** - 12'2" (3.71m) x 11'8" (3.56m)

**Dining Room** - 14'1" (4.29m) x 10'8" (3.25m)

**Kitchen/Family Room** - 18'0" (5.49m) x 15'4" (4.67m)

**Utility Room** - 7'10" (2.39m) x 3'10" (1.17m)

## Cloakroom

## First Floor Landing

**Master Bedroom** - 11'9" (3.58m) x 10'3" (3.12m)

## En-suite

**Bedroom 2** - 10'10" (3.30m) x 10'3" (3.12m)

**Bedroom 3** - 10'3" (3.12m) x 7'2" (2.18m)

## Bathroom

## Annex

**Living Room** - 14'5" (4.39m) max x 9'8" (2.95m)

## Shower Room

**Bedroom** - 10'7" (3.23m) x 9'8" (2.95m)

## Outside

Mature rear garden of approx. 100ft mainly laid to lawn with flower borders. Paved patio area. Garden shed.

Access through garden store to gated block paved driveway with parking for multiple cars.

## Garden Store

22'4" (6.81m) x 6'4" (1.93m)



## Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. After entering West Kingsdown turn right at the Portobello pub into Fawkham Road. The property can be found on the left hand side just after Southfields Road and is denoted by our For Sale board.

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.

## 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](http://www.environment-agency.gov.uk)

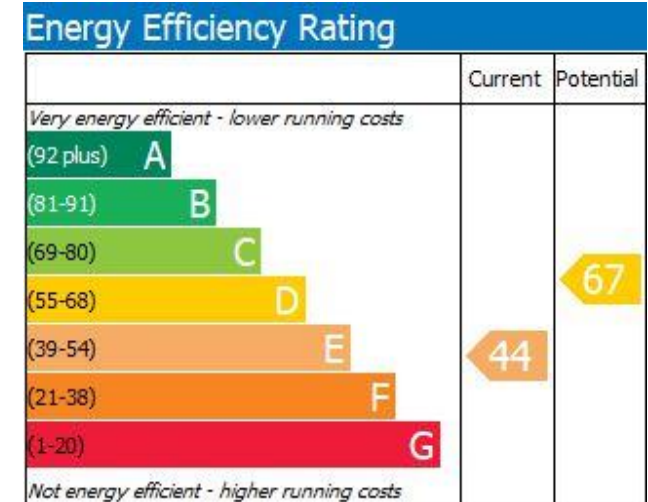
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



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

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