



The Meadow

Rushetts Road

West Kingsdown | Sevenoaks | TN15 6EY



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West Kingsdown, Sevenoaks, TN15 6EY

Guide Price £900,000 to £950,000

Freehold

Welcome to this beautifully presented home in the charming village of West Kingsdown, where the thrill of motorsport meets the tranquillity of countryside living. This spacious 5/6 double bedroom detached residence is located in a private road, just a mile away from the iconic Brands Hatch Race Circuit. Over the past decade, the property has undergone extensive remodelling and extensions, ensuring modern comfort and style.

Step inside to discover a bright and welcoming interior with neutral decor—a canvas for your personal touch. The heart of this home is the modern kitchen, perfect for culinary adventures and family gatherings. The open plan family room seamlessly connects to the kitchen, making it an ideal space for entertaining.

No more morning queues! Enjoy the convenience of four bathrooms, ensuring everyone has their own private oasis. Each bedroom is generously proportioned, offering comfort and privacy. Whether it's a peaceful night's sleep or a cozy reading nook, these rooms cater to your needs.

Relax and unwind in the spacious family bathroom, complete with all the amenities you desire. Step outside to the expansive rear garden—a haven for outdoor enthusiasts. The brick-built raised Koi pond adds a touch of serenity, creating a picturesque backdrop for your gatherings.

Park your vehicles securely in the front driveway, and enjoy the convenience of a gated entrance. Embrace sustainable living with owned outright solar panels, reducing your carbon footprint and energy bills.

This property boasts an EPC rating of C, ensuring comfort while being environmentally conscious. Arrange a viewing today and experience the magic of countryside living with a motorsport twist!



Benefitting from:

- Generous Accommodation Throughout
- Beautifully Presented
- 5/6 Bedrooms
- Open Plan Living Family Room
- 4 Bathrooms
- Ample Parking
- Solar Panels (Owned Outright)
- Council Tax: F
- EPC Rating: C

Accommodation

Entrance Porch Door to front.

Entrance Hall Stairs to first floor.

Reception Room 6.76m x 6.5m (22'2" x 21'4") Double glazed windows to rear. Double glazed patio doors to rear. Radiators.

Kitchen 4.85m x 3.25m (15'11" x 10'8") Double glazed window to rear. Double glazed door to rear. Range of wall and base units with complimentary work surfaces. Integrated appliances. Sink unit. Water softener. Tiled walls. Cupboard housing boiler. Centre Island.

Bedroom Four 4.32m x 3.35m (14'2" x 11') Double glazed windows to front. Radiator.

Ground Floor Bathroom Frosted double glazed window to side. Bath with shower attachment. Shower cubicle. Dual wash hand basins. Heated towel rails. Tiled walls and flooring.

Bedroom Five 3.58m x 3.25m (11'9" x 10'8") Double glazed window to side. Radiator. Carpet.

Bedroom Six/Study 3.63m x 2.9m (11'11" x 9'6") Double glazed window to side. Radiator.

Bedroom One 4.6m x 4.57m (15'1" x 15') Double glazed windows to front. Radiators. Built in wardrobes. Carpet. Door to en suite.

En Suite Shower Room Double glazed window to side. Shower cubicle. Low level WC. Sink unit. Heated towel rail.

Landing Access to first floor bedroom two and three.





Bedroom Two 5.33m x 5.26m (17'6" x 17'3") Double glazed window to front. Velux window. Fitted wardrobes and storage. Carpet. Radiator.

En Suite Shower Room Velux window. Cupboard with eaves storage. Shower cubicle. Low level WC. Wash hand basin. Heated towel rail.

Bedroom Three 5.26m x 4.65m (17'3" x 15'3") Double glazed window to rear. Velux window. Fitted wardrobes and storage. Carpet. Radiator.

En Suite Shower Room Velux window. Cupboard with eaves storage. Shower cubicle. Low level WC. Wash hand basin. Heated towel rail.

Exterior

Rear Garden: Patio area. Laid to lawn. Fenced surround. Brick built raised koi pond.

Front Garden: Driveway to front providing off street parking for several vehicles. Side gated access. Fenced surround. Gated entrance.

Council Tax - F

EPC Rating - C





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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ROBINSON-JACKSON

The Meadow, Rushetts Road TN15

Approximate Gross Internal Area = 222.0 sq m / 2391 sq ft



