



10 Copperfields

Kemsing

A semi-detached four bedroom property located in a sought-after village development at the foot of the North Downs

An attractive part-weatherboarded, architect-designed family home. It is located in a no through road in a desirable Kent village, near to village and town centre amenities, the road network and train stations with regular services to major regional centres and central London.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



1759 SQ FT



**GUIDE PRICE
£750,000**

The property

Constructed in the 1960s and designed by renowned architects Fry, Drew & Partners, Copperfields is an exclusive cul de sac development featuring clusters of homes built on the former grounds of a country house, regularly described as "a naturalistic and intimate group of houses by two of the most important figures in 20th-century British architecture".

10 Copperfields is an attractive part-weatherboarded family home offering almost 1,800 sq ft of light-filled, flexible accommodation arranged over two floors, plus a large garage and study. The property combines modern amenities, neutral décor and exposed wooden flooring across much of the ground floor with 1960s features including a wealth of wood-lined walls and ceilings across both floors, reminiscent of the period.

The open plan ground floor accommodation flows from a welcoming reception hall with full-height glazing incorporating a glazed front door, useful storage, stairs rising to the first floor and an adjacent cloakroom. The reception rooms comprise a large

double aspect room and second triple aspect room, together configurable to the purchasers' own requirements to create a stunning living, dining and entertaining area. There are large bay windows with window seating to two aspects, a feature exposed brick chimney breast with inset fire, bespoke fitted shelving and patio doors to the garden terrace. The kitchen has a range of wall and base units, complementary work surfaces, 1960s-tiled splashbacks and modern integrated appliances.

On the part-vaulted first floor the property provides a principal bedroom with fitted storage and an en suite shower room with twin sinks, three further double bedrooms, one with fitted storage, and a newly refurbished family bathroom with a bath with shower over.



Outside

Having plenty of kerb appeal, the property is approached via a tarmac and part-paved driveway providing tandem parking for two vehicles and access to the integral garage, which includes an internal door leading to a study with rear garden access. The well-maintained wraparound garden lies predominantly to the front and side, laid mainly to gently sloping lawn bordered by well-stocked flower and shrub beds. A generous paved terrace, accessible from the sitting/dining/family room, provides an ideal space for entertaining and al fresco dining.

Location

Located to the north of Sevenoaks, Kemsing village offers local shops, a vet, GP surgery, chemist, pharmacy, Post Office, tearoom, pub, takeaway restaurants and a primary school, the whole surrounded by countryside walks and cycle routes in Oxenhill Shaw and Meadow and the North Downs. Nearby Sevenoaks offers more comprehensive shopping, restaurants and supermarkets including Waitrose, a mainline station with services to central

London in around 30 minutes together with leisure and sporting facilities including a leisure centre, golf at Knole and Wildernesse, tennis at Hollybush and cricket at The Vine. Transportation links are excellent, with easily accessible links to the motorway network via the M25 and M26 and train stations in Otford and Kemsing (1.7 and 1.8 miles respectively), both with regular direct links to central London.



Distances

- Sevenoaks 4 miles
- Borough Green 5.3 miles
- Tonbridge 9.7 miles
- Maidstone 16 miles

Nearby Stations

- Otford
- Kemsing
- Sevenoaks

Key Locations

- Tonbridge Castle
- Chiddingstone Castle
- Ightham Mote
- Knole House
- Hever Castle & Gardens
- Chartwell

- Emmetts Garden
- Penshurst Place & Gardens

Nearby Schools

- Walthamstow Hall
- St Michael's Preparatory School
- Russell House School
- Sevenoaks Preparatory School
- Sevenoaks School
- Solefield School
- The Granville School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,759 sq ft (163 sq m)
 Garage and study internal area 354 sq ft (33 sq m)
 Total internal area 2,113 sq ft (196 sq m)
 For identification purposes only.

Directions

TN15 6QG
 what3words: ///reds.woke.share - brings you to the driveway

General

Local Authority: Sevenoaks
Services: All mains including gas
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band F
EPC Rating: E
Fixtures and Fittings: TBC
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Please note, CGI photos on page 2

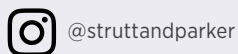
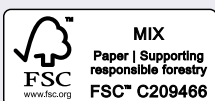
Sevenoaks

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