



8 Greystones Close

Kemsing, Sevenoaks, Kent

A detached three bedroom bungalow located in a quiet cul-de-sac set at the heart of a sought-after village

An attractive well-proportioned family home providing modern amenities and elegant neutral décor throughout. It is located in a desirable Kent village, near to local village and town centre amenities, the road network and train stations with regular services to major regional centres and central London.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



DRIVE AND GARAGE



FRONT AND REAR GARDENS



FREEHOLD



VILLAGE



971 SQ FT



**GUIDE PRICE
£595,000**

The property

8 Greystones Close is an attractive family home offering almost 1,000 sq ft of light-filled, flexible accommodation arranged over a single floor.

Configured to provide a practical and cohesive living and entertaining environment, the property provides modern amenities and elegant neutral décor throughout.

The accommodation flows from a gable end entrance porch and welcoming L-shaped reception hall. It briefly comprises a spacious L-shaped open plan sitting and dining room, configurable to the purchaser's own requirements, with a fireplace and a door to a triple aspect conservatory with large picture glazing overlooking the rear garden and French doors to the terrace.

An adjacent well-proportioned kitchen has a range of wall and base units, complementary work surfaces, tiled splashbacks, modern integrated appliances and a glazed door to the side aspect.

The accommodation is completed by a bedroom wing. It provides a front aspect principal bedroom with full-height fitted storage, two further bedrooms and a fully-tiled family bathroom with a bath with shower over.

The property benefits from an additional solar panel system and an easy-access, boarded loft with ample storage space.



Outside

Set behind a wraparound area of level lawn bordered by mature hedging and having plenty of kerb appeal, the property has a feature stone-built chimney. It is approached over a tarmac side driveway providing private parking and giving access to the detached garage, which benefits from an internal door to the property's rear garden, and to the gable end entrance porch. The well-maintained enclosed garden to the rear is mainly laid to lawn bordered by well-stocked shrub beds and hedging and features a useful shed together with a generous wraparound paved terrace accessible from the conservatory, ideal for entertaining and al fresco dining.

Location

Located to the north of Sevenoaks, Kemsing village offers local convenience stores, 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 in 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 Wildernes, 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 (1.5 and 2.0 miles respectively), both with regular direct links to central London.



Distances

- Sevenoaks 3.7 miles
- Borough Green 5.7 miles
- Orpington 8.5 miles
- Tonbridge 10.1 miles
- Royal Tunbridge Wells 15 miles

Nearby Stations

- Kemsing Station
- Otford Station
- Bat & Ball Station
- Sevenoaks Station
- Shoreham (Kent)

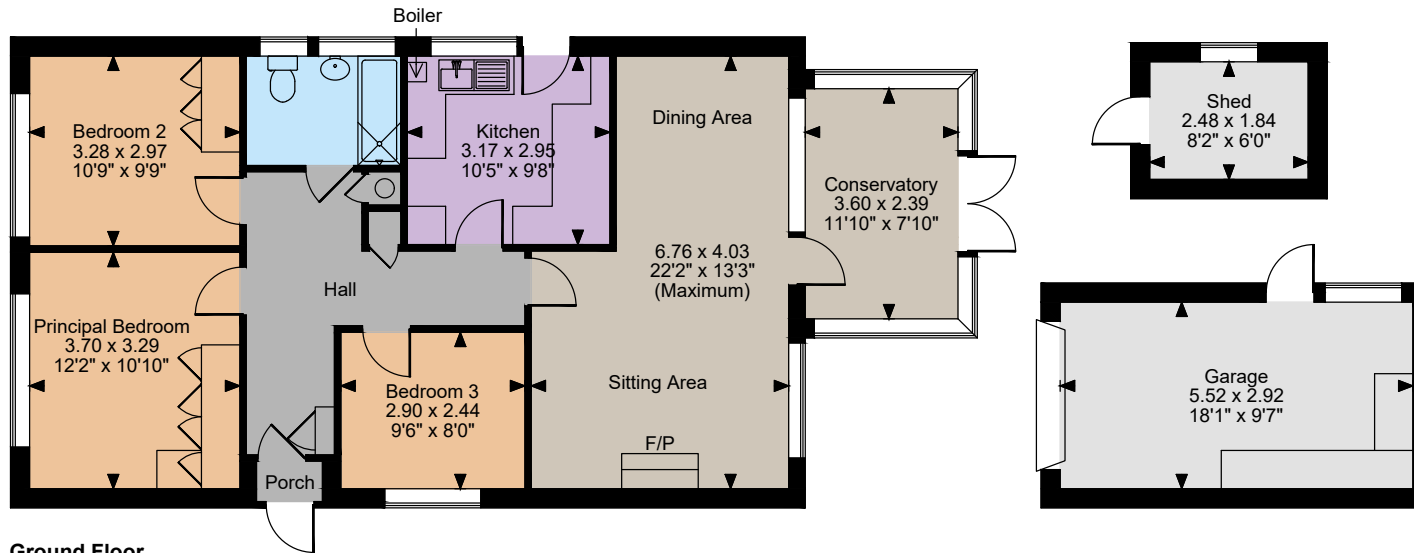
Key Locations

- Tonbridge Castle
- Chiddingstone Castle
- Ightham Mote
- Knole House
- Hever Castle & Gardens
- Chartwell
- Emmetts Garden
- Penshurst Place & Gardens

Nearby Schools

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





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8665407/SS

Floorplans

House internal area 971sq ft (90sq m)

For identification purposes only.

Directions

TN15 6QP

Using what3words: ///edge.fund.bland brings you to the driveway

General

Local Authority: Sevenoaks District Council

Services: All mains services are understood to be connected to the property.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: E

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

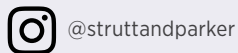
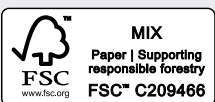
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2025.. Particulars prepared October 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

