



KEMSING

SEVENOAKS, KENT

Guide Price £825,000 Freehold

JACKSON-STOPS



WULFRITH COTTAGE
1A CHART VIEW, KEMSING, SEVENOAKS, KENT
TN15 6PP

**A STUNNING NEW BUILD DETACHED PROPERTY SITUATED
IN A QUIET NO-THROUGH ROAD IN KEMSING VILLAGE,
WITH OPEN-PLAN KITCHEN/DINING ROOM, GARDEN &
OFF-ROAD PARKING**



DESCRIPTION

A new-build home of 1337 sq ft, finished to a high standard featuring a spacious kitchen/dining room with a large central island. The property offers three double bedrooms, two with ensuite, two reception rooms, a garden and off-road parking. Situated in a quiet cul-de-sac in Kemsing village, close to local amenities and just two miles from Otford station.

FEATURES

- Step into the property through an oak-framed porch into a double-height entrance hall with sightlines through to the kitchen and garden beyond. High-end parquet-style flooring extends through to the kitchen, complemented by oak doors, underfloor heating and bespoke aluminum double glazing, setting the tone for this design-led interior.
- To the rear, the impressive kitchen/dining room is flooded with natural light from the patio doors and dual-aspect windows. The kitchen is fitted with a range of cream units, a contrasting teal central island and granite worktops with integrated appliances including an oven and grill, induction hob, tall fridge/freezer, wine fridge, bin store and Bosch dishwasher. There is ample space for a large dining table, while the patio doors open directly onto the terrace and landscaped garden.
- Adjacent to the kitchen is a useful utility room, fitted with a washing machine, tumble dryer, sink and additional storage.
- The sitting room spans the depth of the property and benefits from dual-aspect windows and views over the garden.
- To the front is a second reception room, ideally suited to use as a home office, playroom or snug. A convenient cloakroom and under-stairs cupboard complete the ground floor.
- To the first floor, the principal bedroom features dual-aspect windows overlooking the front and rear, together with a spacious ensuite shower room with a walk-in rainfall shower. Two further double bedrooms, one to the front with ensuite shower room and one to the rear, complemented by a family bathroom.

- Outside, the newly landscaped garden features mature trees, well-stocked borders, a lawn and a patio area, providing an attractive space for entertaining and relaxing. The planted borders frame the entrance, while two driveways provide off-road parking for two cars. The property also benefits from solar panels and a battery storage system.

SITUATION

The property is located in a quiet cul de sac in Kemsing village, which has a local shop and pharmacy as well as a Church, library and public house.

There is also a parade of shops in Dynes Road (about 1 mile) and Seal village (about 1.9 miles). Sevenoaks town centre (just over 3.9 miles) is easily accessible offering High Street stores, supermarkets and other facilities.

There are a good number of well-regarded Schools in the local area including Primary Schools in Kemsing, Seal and Otford. Otford also has two Preparatory Schools and Sevenoaks offers an excellent selection of highly regarded independent schools. There are Grammar Schools for Boys and Girls in Tonbridge and Tunbridge Wells as well as the Weald of Kent Grammar annexe in Sevenoaks.

Kemsing station (1.2miles) has trains to London Victoria in about 47 minutes. Otford station (2 miles) has trains to London Bridge from 29 mins and Charing Cross from 40 mins. Sevenoaks station has fast & frequent services to London Charing Cross/Cannon Street (via London Bridge from 22 mins).

Leisure Facilities include golf courses locally in Shoreham, Knatts Valley/Woodlands and Sevenoaks; tennis and cricket clubs in Kemsing; Sevenoaks Leisure Centre, not to mention the lovely walks available in the surrounding countryside.



PROPERTY INFORMATION

- Services: Mains gas, electricity, water, drains and solar panels.
- Local Authority: Sevenoaks District Council
- Council Tax band: To be Confirmed
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Agents Notes:

Some images have been virtually staged with digital furnishings/landscaping for illustrative purposes only. Furnishings shown are not included in the sale.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From Sevenoaks head east on A25 towards Seal and turn left into School Lane by the village sign and library. Take the first right and then continue straight onto Church Road. Continue straight over Childsbridge Lane and then bear left to join Church Street (passing the Church on your left). Continue on this road for approx. 1.5 miles, passing over the railway bridge towards Noah's Arc. Turn right into Chart View and Wulfrith is the first property on the left.

IMPORTANT NOTICE

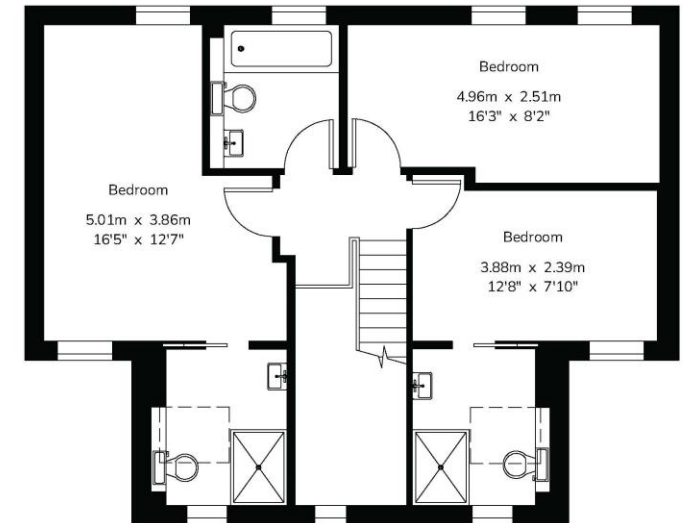
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Wulfrith Cottage

Gross Internal Area : 124.3 sq.m (1337 sq.ft.)



Ground Floor



First Floor

EPC awaiting final certification

Score	Energy rating	Current	Potential
92+	A	100 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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