

KEMSING

KENT

Guide Price £650,000 Freehold

JACKSON-STOPS

25 ST. EDITHS ROAD
KEMSING, SEVENOAKS, KENT
TN15 6PT

A SEMI-DETACHED FAMILY HOME IN KEMSING VILLAGE CLOSE TO LOCAL AMENITIES AND PRIMARY SCHOOL, FEATURING AN OPEN-PLAN KITCHEN/DINING/SITTING ROOM, GARDEN AND GARAGE WITH HOME OFFICE



DESCRIPTION

A well-presented semi-detached property extending to 1458 sq ft, offering open-plan living, dining and kitchen space, three bedrooms, a garden and a linked garage incorporating a home office with vaulted ceiling. Ideally situated in Kemsing village, the property is within easy reach of local amenities and the village primary school, with Otford mainline station approximately 2 miles away.

FEATURES

- The property is entered via a porch leading into the entrance hall, with attractive sightlines extending through a glazed door to the kitchen and garden beyond. High-quality laminate parquet flooring flows seamlessly from the entrance hall into the kitchen.

- The impressive open-plan kitchen/dining/sitting room forms the heart of the home, with the kitchen and dining area spanning the full width of the property and enjoying views over the garden. A Patio door opens directly onto the terrace, creating an ideal connection between the indoor and outdoor spaces. The contemporary kitchen features contrasting painted cabinetry, a central island and a range of integrated appliances, including an oven and grill, induction hob, tall fridge/freezer, dishwasher and bin store. A generous larder cupboard with a window, provides excellent additional storage.

- Opening from the dining area, the sitting room is positioned at the front of the property and features an attractive open fireplace, together with a door leading back to the entrance hall.

- Adjacent to the kitchen is a spacious utility room, fitted with a Belfast sink, space for a washing machine and tumble dryer, further storage and a door provides access to the garden. A cloakroom completes this area of the home.

- Accessed from the utility room, is a versatile additional room situated to the rear of the garage, currently used as a home office. Featuring a vaulted ceiling, garden views and garden access, this adaptable space could equally lend itself to be used as a gym/hobby room. There is another door providing direct access into the garage.

- To the first floor, the spacious principal bedroom is positioned at the front of the property and features fitted wardrobes.

- The second double bedroom is situated to the rear with space for additional wardrobes.

- The third bedroom is also positioned to the front and benefits from built-in storage.

- The spacious family bathroom is well appointed with a separate shower and useful storage.

- Outside, the rear garden is predominantly laid to lawn and enclosed by fencing. A paved patio area provides an ideal space for outdoor dining and entertaining. The garden shed offers useful additional storage.

- To the front, the garden sets the property back from the road and incorporates a single garage, together with additional off-road parking for two cars.

SITUATION

The property is located 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 and drains.
- Local Authority: Sevenoaks District Council
- Council Tax band: E (£3,064.43 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

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

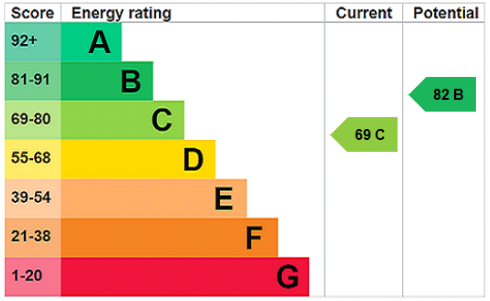
DIRECTIONS

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 the road becomes St Ediths Road and No 25 is on the right-hand side just after Chart View.

IMPORTANT NOTICE

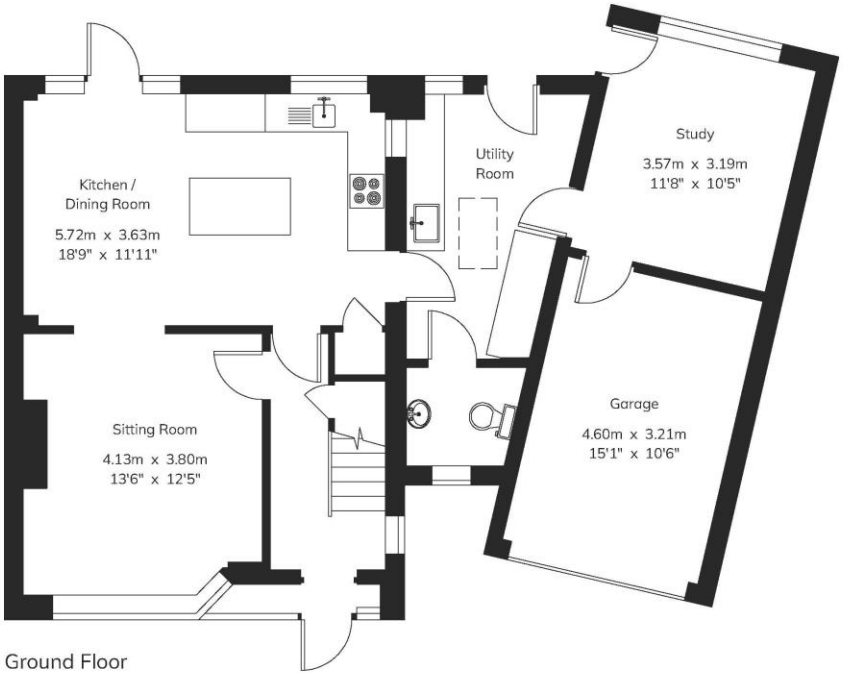
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements 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.

Agents Notes: Rear lawn has been digitally enhanced for illustrative purposes only, lawn has been seeded.

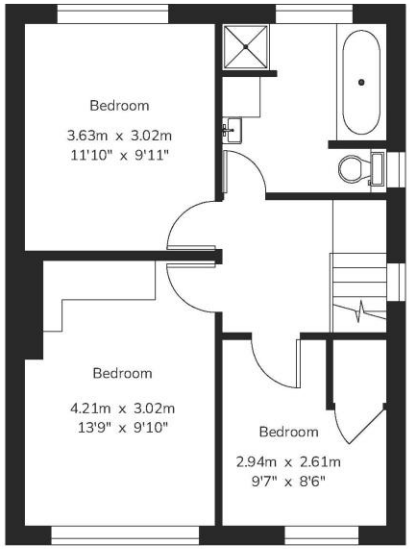


25 St Edith's Close

Gross Internal Area : 135.5 sq.m (1458 sq.ft.)
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

© 2026 Trueplan (UK) Limited (01892) 614 881

SEVENOAKS
01732 740600
sevenoaks@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com
rightmove
Zoopla
The Property Ombudsman

JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910