



**THE VENTURE, SOUTHFIELDS ROAD, WEST KINGSDOWN, KENT,  
TN15 6LB**

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 **Hillier**  
Reynolds



**GUIDE PRICE**  
**£595,000**

**FREEHOLD**

Three bedroom detached  
chalet bungalow in secluded  
location.

Some updating required but  
lots of potential .

Detached triple garage,  
ample parking and approx  
200ft driveway.







This quirky and unusual property is located in a secluded position in the popular Southfields Road which is on the outskirts of the village of West Kingsdown. This detached chalet bungalow was originally built in 1934 and has been extended over the years by the current owner. The property would benefit from some updating but has so much potential to improve and extend (subject to the necessary planning permissions). The home is set in the centre of the plot and there is a driveway of approx 200ft and parking for multiple vehicles. There is a detached triple garage with three sets of wooden doors providing further parking and storage. This would make a fantastic workshop or potentially a home office.

As you enter the property from the side porch there is a spacious entrance hall with an attractive woodburner. This space is large enough to use as a dining area or additional seating area. The lounge is at the front of the property and is a light and bright well proportioned room. The kitchen is located next door and is a bright room with double aspect windows. There is a good selection of cupboards and worktop space and the room is large enough for a table and chairs.

Downstairs to the rear of the property overlooking the garden are two large double bedrooms. The master bedroom which is currently used for storage has plenty of fitted wardrobes. Next door is a further bedroom with built in wardrobes as well as a vanity unit with wash basin.

The shower/wetroom has recently been updated to meet the needs of the owner. The 40ft garden room to the side of the property is a useful space and is used by the owners as a utility area as well as a seating area. There is a further hallway with yet more built in storage cupboards and stairs leading up to a further double bedroom and shower room.

The layout of this unusual home is flexible and could be an exciting project for anyone looking to put their own stamp on a unique property.

The mature rear garden has been well looked after and is stocked with a variety of flowers and shrubs. There is a patio area as well as a vegetable patch and greenhouse that will appeal to any keen gardeners. There is a detached workshop which completes this unique and exciting home.

The location offers convenience being just a few minutes drive to the local shopping parade but within walking distance of a small convenience shop. West Kingsdown Medical Centre & Library is also near by and access to the M-20 motorway networks is close-by also.

We are anticipating a lot of interest in this property so early viewing is highly recommended.

GROUND FLOOR



1ST FLOOR



## ACCOMODATION

**Entrance Porch** - 10'0" (3.05m) x 4'10" (1.47m)

**Entrance Hallway** - 10'10" (3.30m) x 10'5" (3.17m)

**Lounge** - 14'9" (4.50m) x 13'11" (4.24m)

**Kitchen** - 12'2" (3.71m) x 10'11" (3.33m)

**Inner Hallway** - 11'2" (3.40m) x 6'6" (1.98m)

**Garden Room** - 40'7" (12.37m) x 5'9" (1.75m)

**Shower/Wet Room** - 8'11" (2.72m) x 6'0" (1.83m)

**Bedroom 1** - 16'8" (5.08m) x 12'1" (3.68m)

**Bedroom 2** - 14'11" (4.55m) reducing to 11'4" (3.45m) x 9'11" (3.02m)

### First Floor Landing

**Bedroom** - 13'1" (3.99m) x 12'5" (3.78m)

**Shower Room** - 10'11" (3.33m) x 4'9" (1.45m)

### Outside

**Triple Garage** - 34'08" (10.57m) x 17'06" (5.33m)

**Workshop** - 18'09" (5.71m) x 7'05" (2.26m)

Driveway of approx 200ft ample parking for multiple cars.

Mature rear garden mainly laid to lawn with borders stocked with flowers and shrubs.





## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

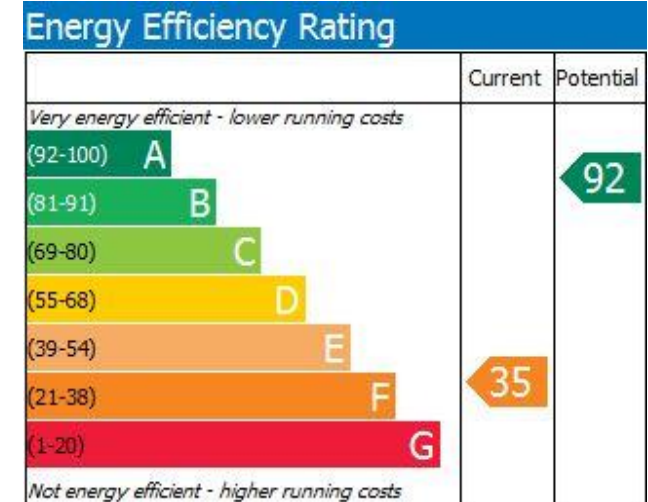
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



## Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. After entering West Kingsdown turn right at the Portobello pub into Fawkham Road. Take the next left into Southfields Road. The property can be found on the right hand side as denoted by our For Sale board.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.



