



**CALDECOTT, PADDOCK CLOSE, ST. MARY'S PLATT,  
KENT, TN15 8NN**

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 **Hillier**  
Reynolds



£850,000

FREEHOLD

Beautifully presented and extended three/four-bedroom detached family home.

Tandem garage and driveway for multiple cars.

Found in a quiet cul de sac within the picturesque village of St Mary's Platt.





We are excited to market this substantial three/four bedroom detached family home that is located in a popular close in the sought after village of St Mary's Platt. This rarely available property backs onto a large communal paddock which the residents of the close can use. This home has been well-maintained and is beautifully and tastefully presented throughout. We believe there is further potential to extend (subject to obtaining relevant planning consents).

The home is situated on a generous plot and has a large front garden, a tandem garage and a driveway providing parking for multiple cars. As you enter the property there is a large entrance porch which is ideal for storing shoes and coats. This home offers flexible and versatile living space depending on your requirements. On your right you will find a well-proportioned reception room which the current owners use as a dining room. There is direct access to the garden and patio area. The spacious lounge/family room is on the left and has been cleverly sectioned into two separate areas by the owners. The lounge section is light and bright with a beautiful fireplace and log burner as the central focal point of the room. The rear section of the room is currently used as a snug area and is ideal for quiet relaxation. The fourth bedroom is currently used as an office.

At the rear of the property you will find the kitchen and breakfast room. The kitchen units are a timeless shaker style and the use of colour by the current owners gives this room a modern and vibrant feel. A double aspect makes this room bright and sunny and the open plan breakfast room make this a sociable and practical hub of the home. A large utility room provides further storage and space for appliances. The kitchen leads out to the recently replaced conservatory which is a lovely room to sit and enjoy the fully enclosed and private rear garden. The garden has been well-tended and planted. At the rear of the garden you will find a gate that leads out to the communal paddock. This paddock is for the residents of the close to use and enjoy and we understand that there are two annual community events, a summer BBQ and a bonfire night event.

A cloakroom completes the downstairs accommodation.

Upstairs the tasteful decor continues and you will find three light and bright double bedrooms. The largest bedroom is located at the front of the property and has a good selection of fitted wardrobes providing plenty of storage space. The second bedroom also has fitted wardrobes and an en suite shower room. Bedroom three overlooks the garden and also has fitted wardrobes.

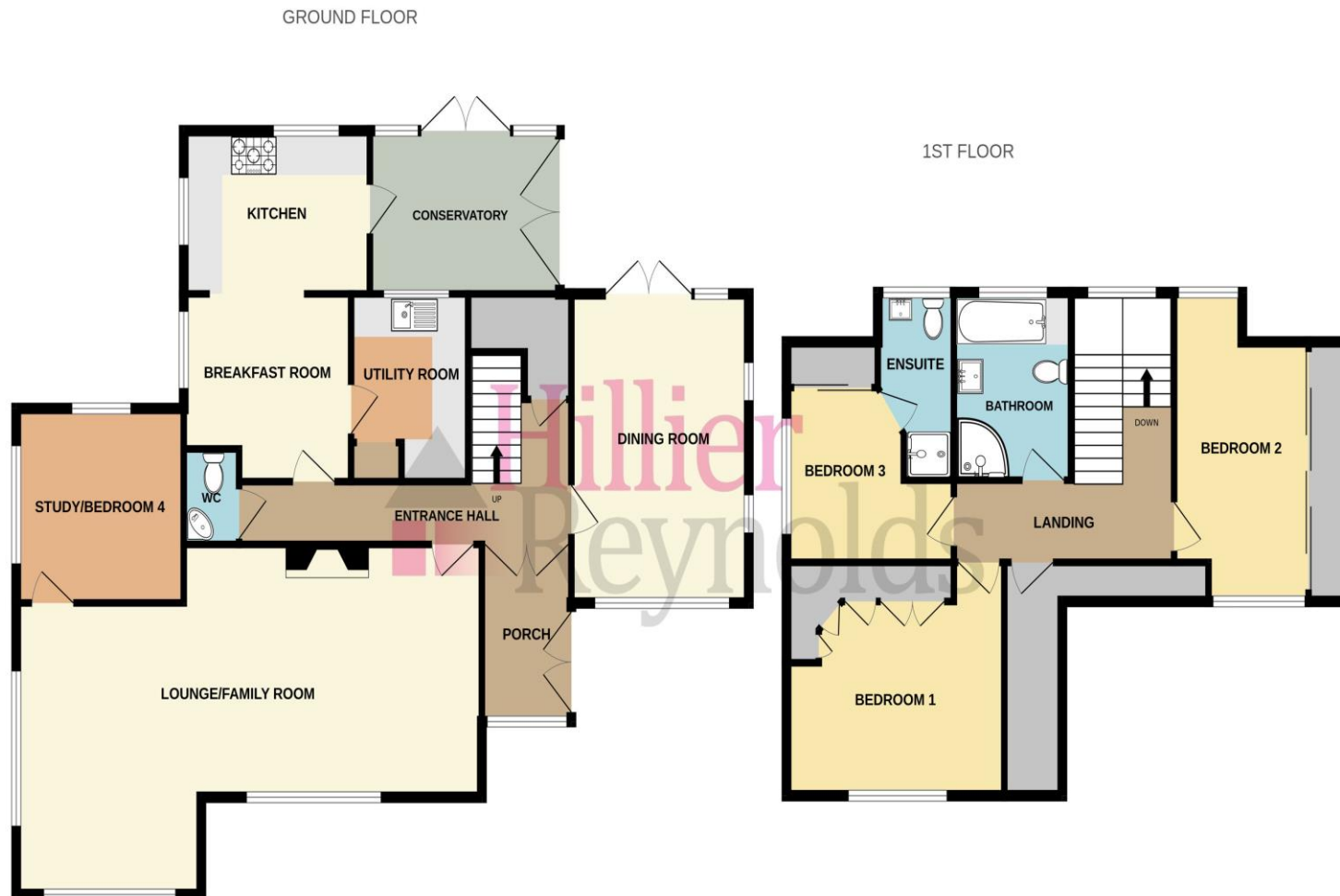
The family bathroom is immaculate and has a bath as well as a shower cubicle.

St Mary's Platt is a very desirable village with a very popular primary school, church and pub. The larger village of Borough Green with its selection of shops, cafes and mainline service to London and Ashford is within walking distance or just a few minutes' drive away.

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



# ACCOMMODATION



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Porch**

**Entrance Hall**

**Cloakroom**

**Dining Room**- 15'10" (4.83m) x 10'8" (3.25m)

**Lounge/ Family Room** - 28'2" (8.59m) x 14'11" (4.55m) maximum measurement

**Study/Bedroom 4** - 10'2" (3.10m) x 10'0" (3.05m)

**Breakfast Room** - 10'1" (3.07m) x 9'8" (2.95m)

**Utility Room** - 9'8" (2.95m) x 7'1" (2.16m)

**Kitchen** - 11'3" (3.43m) x 8'4" (2.54m)

**Conservatory** - 11'8" (3.56m) x 7'11" (2.41m)

**First Floor Landing**

**Bedroom 1** - 12'10" (3.91m) x 11'4" (3.45m)

**Bedroom 2** - 15'10" (4.83m) x 10'8" (3.25m)

**En-suite**

**Bedroom 3** - 10'7" (3.23m) x 9'0" (2.74m)

**Bathroom**

**Outside**

Fully enclosed mature rear garden. Mainly laid to lawn with flower borders stocked with shrubs and flowers. Patio area. Greenhouse and vegetable patch. Rear gate leading to communal paddock for residents use. Large front garden mainly laid to lawn with mature trees and shrubs. Driveway with parking for multiple cars.

**Tandem Garage** - 32'0" (9.75m) x 9'0" (2.74m)



## 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)

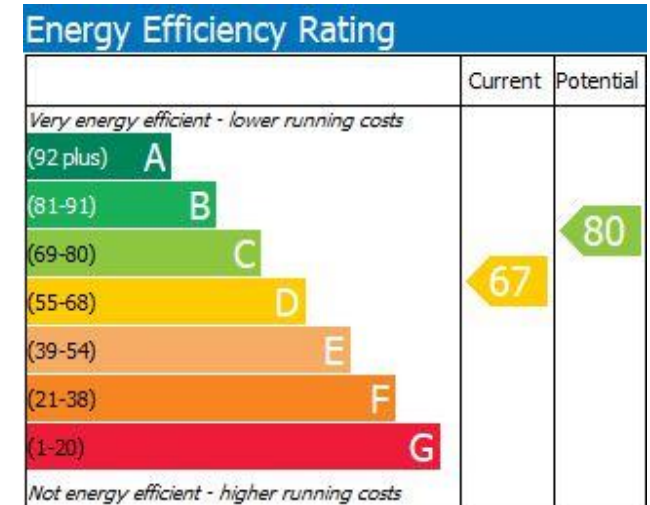
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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 proceed east along the A25 Maidstone Road heading towards St Mary's Platt. After approximately 2 miles turn right into Long Mill Lane. Go past the church and keep left into Comp Lane. Take the next right into Bone Ash Lane then right again into Potash Lane. The next turning right is Paddock Close. Turn left and the property can be found on the right hand side.

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.

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

01732 884422

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