



29 BASTED MILL, BASTED, KENT, TN15 8LP

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 **Hillier**
Reynolds

GUIDE PRICE

£500,000 - £525,000

FREEHOLD

A beautifully presented 3 bedroom end of terrace home found in an idyllic countryside setting.

Pretty rear garden leading to separate home office and parking for 1 car.

Welcoming Lounge, lovely Kitchen plus downstairs W.C. and Conservatory.





This stunning 3 bedroom end of terrace home is set within the beautiful setting of Basted Mill. It is 1 of 29 award winning houses built by Crest Homes in 1999 around the site of an old mill.

The location is wonderful if you want the best of both worlds. Basted Mill nestles in a wooded valley with fine walks through the adjacent woods. You will find a number of wildlife and picnic areas nearby that include a pond with a wide variety of aquatic birds that have taken up residency. For convenience the thriving village of Borough Green is just 1 mile up the road and offers a wide variety of shops, popular schools and the mainline train station giving regular service for commuters into London Bridge, Waterloo East, Charing Cross and London Victoria.

The home is immaculately presented having been extensively redecorated throughout in recent years and you will be pleasantly surprised at the space and number of rooms on offer here. You enter the home via the Entrance Hallway and there is enough space for hanging hats and coats. Having a downstairs W.C. is always a benefit if to be a busy family home. The Lounge is a bright and airy room and has a lovely outlook over the communal green to the front of the house. Being such a large room you can configure all your lounge furniture in a number of different ways allowing the room to stay fresh and different after a move around. The under stairs area has been cleverly converted into useful, bespoke storage compartments.

The Dining room is next and adjoins the beautifully appointed Kitchen which has plenty of cupboards and work top space along with some integrated appliances to remain.

Upstairs are 3 great sized bedrooms. The main bedroom is a good sized double and has twin built-in wardrobes. The next is again, a good sized double room and has handmade fitted wardrobes. The 3rd is a good sized single bedroom. The Bathroom is again, beautifully fitted having a recently installed white and gold suite. From the landing, access to a large, part-boarded loft available via fold-down door and ladder.

Outside is a delightful rear garden that offers plenty of space for al-fresco dining to the side with patio area and pergola over. There is a further lawn area and a shingled area with raised timber beds. A personal door takes you into a self-contained and insulated home office big enough for two to work in together comfortably which is ideal if you work from home. This was converted from what was originally the Garage. The front portion of the Garage has been left for storage and in front of that is parking for 1 car. The current owners have also installed an electric vehicle charging point. The development also has its own gardens that can be used by the residents.

So if you want to immerse yourself in a beautiful countryside setting but do not want to forsake living too far away from local amenities and fast travel options into London then this home should feature high on your viewing list.

ACCOMMODATION



Entrance Hallway

W.C.

Lounge

16'7" (5.05m) x 12'1" (3.68m)

Dining Room

8'11" (2.72m) x 7'11" (2.41m)

Kitchen

8'7" (2.62m) x 6'7" (2.01m)

Conservatory

10'9" (3.28m) x 8'5" (2.57m)

First Floor Landing

Bedroom 1

11'2" (3.40m) x 8'8" (2.64m)

Bedroom 2

12'2" (3.71m) maximum measurement x 8'3" (2.51m)

Bedroom 3

8'10" (2.69m) x 6'6" (1.98m)

Bathroom

Outside

Rear garden comprising of lawn area and shingled area with raised timber beds. Patio to side with pergola. Gate to front. Personal door to:

Office - 9'3" (2.82m) x 8'2" (2.49m)

Storage Room (formally Garage) - 8'9" (2.67m) x 8'2" (2.49m)

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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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

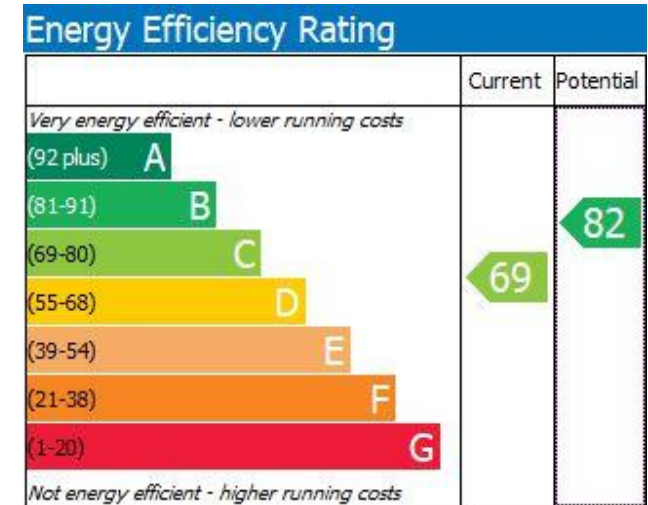
www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our office in Borough Green proceed south down Quarry Hill Road. Go straight over the roundabout into Thong Lane. At the bottom bear left into Basted Lane. Once reaching Basted Mill the home can be found on the left hand side of the road; having passed through the wooden gate walk along the path crossing the green, go over the wooden bridge and No. 29 is the final house to the right.

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:

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