



**MILL HOUSE, LONG MILL LANE, ST. MARY'S PLATT,
KENT, TN15 8LZ**

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 **Hillier**
Reynolds

£1,250,000

FREEHOLD

A beautifully presented and extended 4/5 bedroom detached family home.

Stunning rear gardens that face a Southerly direction.

Found in the picturesque village of St. Mary's Platt with views of the church.





This beautifully presented 4 bedroom detached family home really does have everything you could want. It has the stunning location in a picturesque village, the extended accommodation with plenty of rooms that could have a multitude of uses, the delightful garden that faces a Southerly direction and stunning decor & fittings internally.

The home is found on a private driveway that is shared by only 4 houses. A tall hedgerow runs along the front of the driveway giving all 4 houses privacy from the road. There is plenty of parking available as the driveway has space for 4 cars and the detached double garage could house another 2. The large double fronted garage door is remote operated and alongside the driveway is a charge port for an electric or hybrid car.

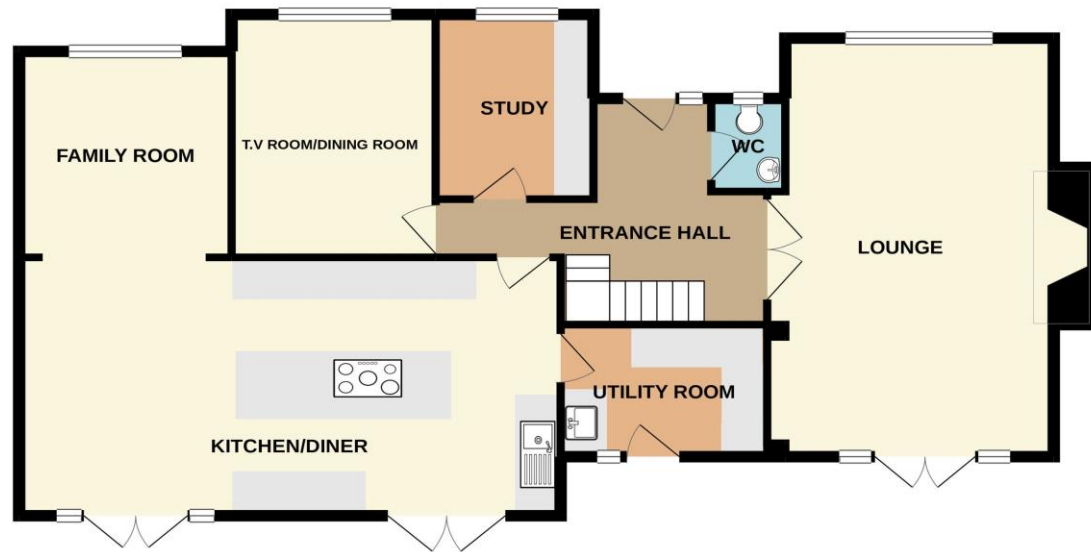
Once inside the home the feeling of space, quality and of it being a well-loved home are immediately evident. The large entrance Hallway greets your arrival and there is plenty of space for shoes, hats & coats. If to be a busy family home the first room to note is the downstairs W.C. which is a tick on most 'must have' lists. The main Lounge is next and is a bright and airy room having a window to front and French doors to the rear. The inset fireplace makes for a wonderful focal point of the room and is quite a rare feature for a home built in 1980. If you work from home then the Study offers ample space for working and is bright and fresh being re-modelled only a couple of years ago. The T.V room is next, this room has a multitude of uses; a Playroom, teenagers snug or a formal Dining room. The Kitchen/Diner will probably be the hub of the home and will immediately impress from the moment you enter the room. It is beautifully appointed being installed only a few years ago, has plenty of integrated appliances, work top space and has plenty of natural light flooding in through the 2 sets of French doors. This would make a wonderful space for entertaining in especially as there is the additional Family room for guests to relax in. Having the adjoining Utility room allows the Kitchen to be clutter free and has even been fitted to match the Kitchen.

Upstairs is just as impressive as down. The master Bedroom has the 'Wow' factor. It is a great sized double room on its own but open the sliding doors and you have a Dressing room that is actually slightly bigger than the bedroom itself! The En-suite is adjoining and holds a bath and separate shower cubicle offering any parents their own privacy, peace and quiet. The 3 other Bedrooms are all doubles so there will be no disappointments on bedroom selection here. One of the Bedrooms was formerly 2 rooms offering this home the potential to have either 5 Bedrooms or giving 1 other an En-suite. The family Bathroom is again generously proportioned offering potential to have a separate shower cubicle installed if required.

Outside the gardens will not disappoint. Being a Southerly direction means they will benefit from plenty of afternoon & evening sunshine. A large patio area with pergola over will be ideal for dining al-fresco. There is a large expanse of lawn with established flower and shrub borders for those that enjoy gardening. A personal door takes you into the garage and a separate gate leads back to the front.

The location is incredibly popular. St. Mary's Platt is a picturesque village, there is the pretty church, a local pub and only a short distance away are some beautiful countryside walks. Despite this idyllic setting there are still plenty of amenities nearby. Platt Primary School is only half a mile away and if you need to commute to London the station at Borough Green is only a little over a mile away making it an easy walk for most.

GROUND FLOOR



ACCOMMODATION

Entrance Hallway

Downstairs W.C.

Lounge - 21'7" (6.58m) x 12'9" (3.89m)

T.V. Room/Dining Room - 12'6" (3.81m) x 9'8" (2.95m)

Study - 9'6" (2.90m) x 7'6" (2.29m)

Kitchen/Diner - 25'9" (7.85m) x 13'4" (4.06m)

Family Room - 10'7" (3.23m) x 10'1" (3.07m)

Utility Room - 10'7" (3.23m) x 6'10" (2.08m)

First Floor

Landing

Master Bedroom - 13'6" (4.11m) x 11'8" (3.56m)

Dressing Room - 13'5" (4.09m) x 13'2" (4.01m)

En-suite - 10'3" (3.12m) x 8'2" (2.49m)

Bedroom 2 - 10'1" (3.07m) x 9'8" (2.95m)

Bedroom 3 - 11'9" (3.58m) x 8'5" (2.57m)

Bedroom 4 - 12'8" (3.86m) x 9'9" (2.97m) plus 9'5" (2.87m) x 7'5" (2.26m)

Family Bathroom - 12'10" (3.91m) x 6'8" (2.03m)

Outside

Southerly facing gardens with mature flowers and shrub borders. Large lawn area. Patio with pergola. Personal door to garage. Side access to:

Front garden comprising of lawn area. Electric car charging point. Driveway for 4 cars leading to:



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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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. Just after the entrance to Greenlands you will see the property set back on a private lane on the right hand side.

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

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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