



**1 STALEYS ACRE , BOROUGH GREEN , KENT, TN15 8GT**

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 **Hillier**  
Reynolds



# £900,000

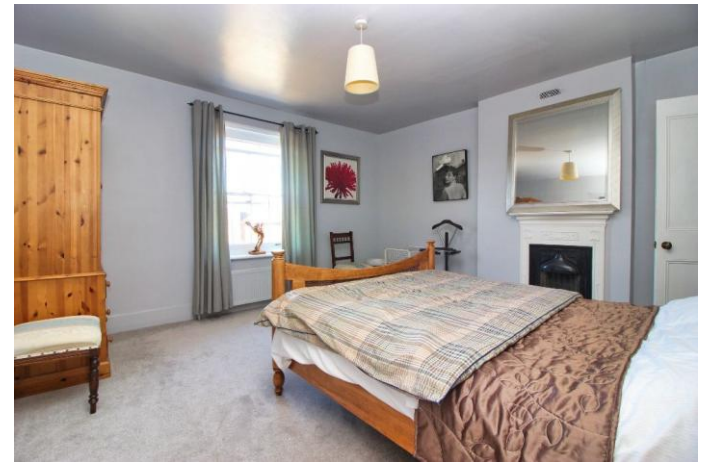
## FREEHOLD

Substantial five bedroom  
period attached family home  
in central village location.

Easterly facing rear garden.

Double garage and parking  
for multiple vehicles. NO  
ONWARD CHAIN.





We are delighted to market this substantial five bedroom attached, period property that is nestled in a tucked away position and just a short walk to the centre of the village with its selection of shops and cafes and mainline station with services to London Bridge, Charing Cross and Victoria.

This double fronted and rarely available style of property has been well-maintained and has retained many of its original features. The property offers flexible living accommodation which can be utilised however best suits your needs. As you enter the property you will find a well-proportioned room on your right which is used by the current owners as a sitting room. This room has a log burner, wooden floorboards and feature shutters. On the other side of the impressive entrance hall you will find another large reception room that leads into a further reception room that is currently used as a gym. This would also make a wonderful study or playroom and has access directly out to the garden.

The kitchen has a very traditional feel with shaker style units, butler sink and tiled floor. The kitchen leads out to the breakfast/utility room which is a useful addition to the property and leads out to the fully enclosed easterly facing garden. There is a sunny patio area and access to the front of the property as well as a personal door leading into the detached double garage.

There is an additional utility room as well as a shower room. Steps lead down to the useful cellar.

Upstairs you will find five well-proportioned bedrooms. The master bedroom is located at the front of the property and is a spacious and stylish room with an ornamental feature fireplace as well as an en suite shower room. There are three further double bedrooms as well as a single room. The family bathroom is spacious with a large shower cubicle as well as a roll top bath.

In our opinion this property has that all important kerb appeal and with a double garage as well as parking for several cars we feel this is a perfect family home on which to add your own stamp. The property is offered for sale with NO ONWARD CHAIN.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The neighbouring village of Wrotham is also within walking distance and has a sought- after secondary school. There are good transport links with the M20, M26 Motorways just a short drive away. The mainline railway station is also within easy walking distance and has regular services to London Bridge, Charing Cross and Victoria.



# ACCOMMODATION

## Entrance Hallway

### Lounge

17'0" (5.18m) x 14'3" (4.34m)

### Family Room

11'0" (3.35m) x 10'11" (3.33m)

### Dining Room

14'3" (4.34m) x 13'7" (4.14m)

### Kitchen/Breakfast Room

14'5" (4.39m) x 11'0" (3.35m)

### Utility Room

13'9" (4.19m) x 7'5" (2.26m)

### Laundry

11'0" (3.35m) x 7'3" (2.21m)

### Shower Room

### Cellar

13'7" (4.14m) x 13'1" (3.99m)

### First Floor Landing

### Bedroom 1

14'3" (4.34m) x 13'7" (4.14m)

### En-suite

### Bedroom 2

13'7" (4.14m) x 12'1" (3.68m)

### Bedroom 3

11'0" (3.35m) x 8'7" (2.62m)

### Bedroom 4

12'0" (3.66m) x 8'0" (2.44m)

### Bedroom 5

13'7" (4.14m) x 6'1" (1.85m)

### Bathroom

10'11" (3.33m) x 9'10" (3.00m)

### Outside

Fully enclosed easterly facing rear garden mainly laid to lawn with borders stocked with mature plants and shrubs. Personal door to double garage and side gate leading to front of property. Driveway with parking for multiple vehicles.

**Double Garage** - 18'8" (5.69m) x 17'1" (5.21m)

BASEMENT  
21.9 sq.m. (236 sq.ft.) approx.

GROUND FLOOR  
98.7 sq.m. (1063 sq.ft.) approx.

1ST FLOOR  
83.2 sq.m. (896 sq.ft.) approx.



TOTAL FLOOR AREA : 203.9 sq.m. (2195 sq.ft.) approx.

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

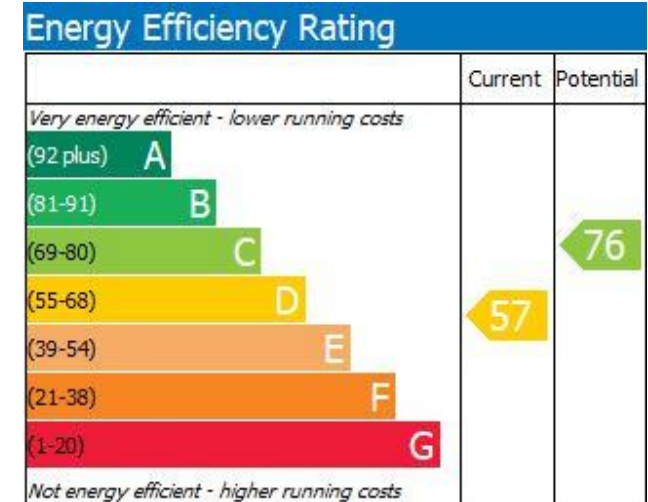
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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 south down Quarry Hill Road. Take the second turning right into Conyerd Road and then turn right into Staleys Road. At the end turn right into Tilton Road and then next right into Staleys Acre. The home can be found immediately 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](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)

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