



WYCHWOOD, LONG MILL LANE, ST. MARY'S PLATT, TN15 8NB

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk



£800,000

FREEHOLD

Four-bedroom detached family home in sought after village location.

Situated on a plot of approx. 0.3 acre. Driveway and double garage.

Updating required. NO ONWARD CHAIN.





We are excited to market this substantial four-bedroom detached home that is available to the market for the first time in over 40 years. The property is situated on a generous plot of approx. 1/3 acre in the very popular and sought after village of St Mary's Platt. The home is in need of updating and has the potential to become a spacious and modern family home.

As you enter the property you will find a light and bright entrance hall. The kitchen/breakfast room is on your right-hand side and although dated, the kitchen is clean and fully functional with a good selection of units and work top space. Three windows allow for plenty of natural light. There is a large utility room to the side with access out to the easterly facing rear garden. The rear garden is well-established and has a large patio area and lawn. The garden wraps around the front of the property where you will find fruit trees and mature plants and trees. A driveway leads up to the property and detached double garage where you will find parking for several cars.

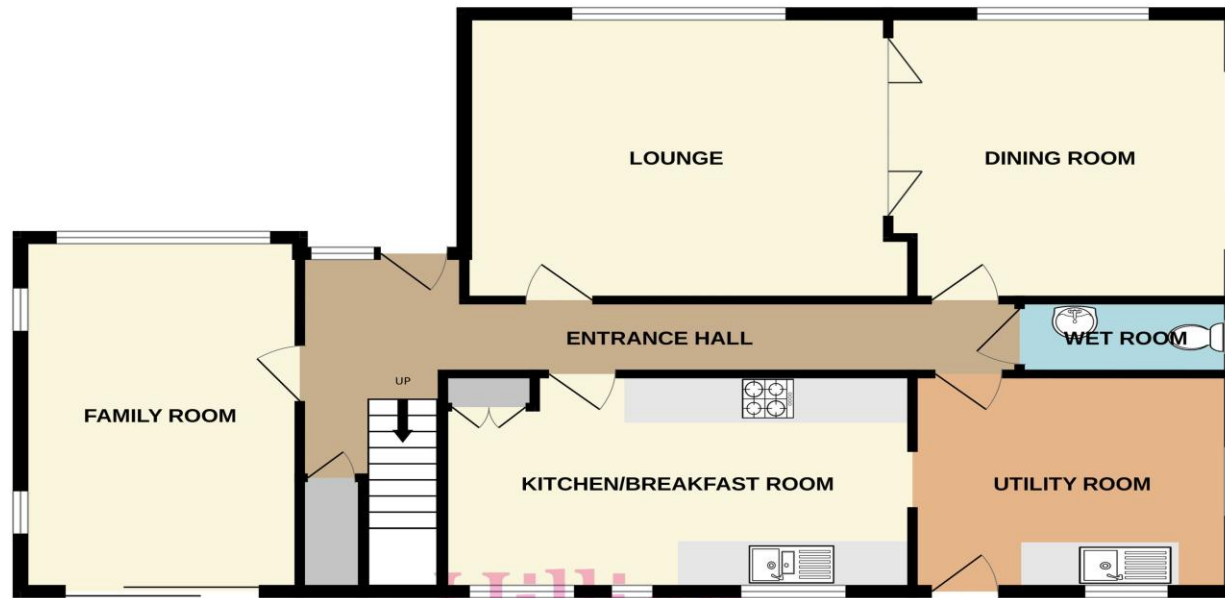
The lounge is a large well-proportioned room with a brick built fireplace and log burner as a central focal point of the room. Double doors lead through to the dining room which has patio doors leading to the front garden. Next door to the utility room is a useful wet room. There is an additional reception room that has been used by the current owner as a bedroom but this would make a wonderful playroom or home office depending on your requirements. This room also has patio doors that lead out to the rear garden.

Upstairs you will find four double bedrooms. The master bedroom is located at the far end of the property and has an en suite shower room. There are patio doors leading onto a roof terrace where you can enjoy views of the village and North Downs. All three further bedrooms have plenty of built in cupboards and fitted wardrobes. The family bathroom completes the upstairs accommodation.

St Mary's Platt is a sought-after village with a thriving local community, parish church, popular pub and primary school. The larger village of Borough Green, with its selection of shops and facilities as well as main line station with regular services to London Bridge, Charing Cross and Victoria is just a short drive away. There are good road links to Wrotham Heath giving access to the M20/M26 and in turn to the M25.

This property is offered for sale with NO ONWARD CHAIN. Viewing is strictly by appointment only.

GROUND FLOOR
94.2 sq.m. (1013 sq.ft.) approx.



1ST FLOOR
76.5 sq.m. (824 sq.ft.) approx.



TOTAL FLOOR AREA : 170.7 sq.m. (1837 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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ACCOMMODATION

Entrance Hallway

Lounge

15'11" (4.85m) x 12'11" (3.94m)

Dining Room

12'11" (3.94m) x 12'11" (3.94m)

W.C.

Utility Room

12'0" (3.66m) x 9'10" (3.00m)

Kitchen/Breakfast Room

17'8" (5.38m) x 9'8" (2.95m)

Family Room

15'11" (4.85m) x 10'6" (3.20m)

First Floor Landing

Bedroom 1

16'6" (5.03m) reducing to 11'2" (3.40m) x 11'6" (3.51m)

En-suite

Bedroom 2

12'10" (3.91m) x 11'3" (3.43m)

Bedroom 3

11'4" (3.45m) x 10'6" (3.20m)

Bedroom 4

10'7" (3.23m) x 7'7" (2.31m)

Bathroom

Outside

Established rear garden mainly laid to lawn with patio area. Front garden with fruit trees. Driveway with parking for several cars.

Double Garage - 18'0" (5.49m) x 17'0" (5.18m)



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

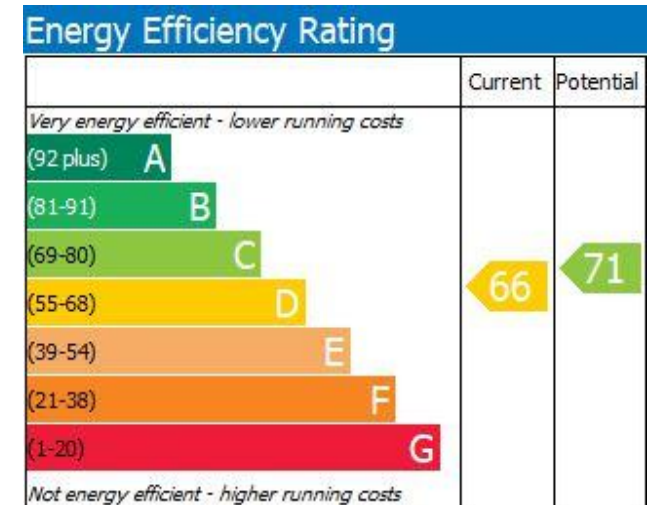
www.landregistry.gov.uk

<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 east along the A25 Maidstone Road towards St. Mary's Platt. After just over half a mile turn right into Long Mill Lane. Just past the church take the right hand fork remaining on Long Mill Lane. The home can then be found after a 100 yards 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

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.

