



SKERRIES, LONG MILL LANE, CROUCH, KENT, TN15 8QE

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 **Hillier**
Reynolds

£800,000

FREEHOLD

Substantial four bedroom detached family home in need of updating.

Located in the sought after and highly desirable village of Crouch.

Double driveway and garage. NO ONWARD CHAIN.





Nestled in the heart of the ever-popular hamlet of Crouch, this well-loved four-bedroom detached home offers generous living space and a wealth of potential for those looking to modernise and make it their own. Perfectly positioned in a peaceful yet convenient setting, the property combines character, comfort and the opportunity to create your ideal family home.

Step inside to a welcoming entrance hall leading to a large lounge with an attractive bay window that fills the room with natural light. The separate dining room provides a lovely space for family meals and entertaining or, alternatively this would make a lovely home office or playroom. The kitchen, although dated is clean and fully functional with a good selection of units and work top space. The family room, complete with a charming log burner, has patio doors leading out to the garden and patio. A cloakroom, pantry, and utility room, together with an integral garage, add practical convenience to the ground floor.

Upstairs, you will find a bright and sunny landing and four bedrooms all with built-in wardrobes offering ample space and storage for the whole family. Three of the bedrooms are double rooms and have dual aspect windows which allow for plenty of natural light and views over the surrounding countryside. The fourth bedroom is a generous single room. A family bathroom and separate WC are ready for a contemporary refresh.

Outside, the mature and established garden feels very private. There is a summer house, lawn and patio area ideal for outdoor dining and relaxation. To the front, a pretty garden and double driveway provides plenty of off-road parking.

With its spacious layout, charming features, and excellent potential, this much-loved property is ready for a new family to make it their own and enjoy all that village life in Crouch has to offer.

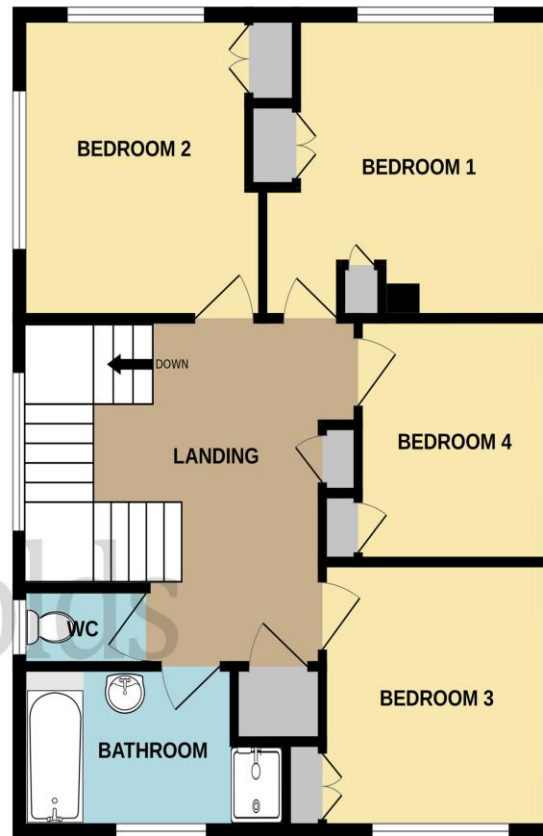
St Mary's Platt, less than a mile away, is a sought-after village with a thriving local community, parish church, popular pub and primary school. The larger village of Borough Green, with its selection of shops and facilities as well as main line station with regular services to London Bridge, Charing 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.

The property is offered for sale with NO ONWARD CHAIN and viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
104.1 sq.m. (1120 sq.ft.) approx.

1ST FLOOR
64.1 sq.m. (690 sq.ft.) approx.



TOTAL FLOOR AREA : 168.2 sq.m. (1810 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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Hallway

Lounge

22'10" (6.96m) x 11'3" (3.43m)

Dining Room

10'0" (3.05m) x 9'10" (3.00m)

WC

Kitchen

15'9" (4.80m) x 8'3" (2.51m) reducing to 6'1" (1.85m)

Lobby

Pantry

Utility Room

8'3" (2.51m) x 7'4" (2.24m)

Family Room

14'7" (4.45m) x 12'10" (3.91m)

First Floor Landing

Bedroom 1

11'3" (3.43m) x 10'11" (3.33m)

Bedroom 2

11'3" (3.43m) x 10'7" (3.23m)

Bedroom 3

9'11" (3.02m) x 9'10" (3.00m)

Bedroom 4

9'1" (2.77m) x 7'3" (2.21m)

Bathroom

Outside

Fully enclosed mature garden mainly laid to lawn. Patio area, summer house and shed. Side access to front of the property. Double driveway and front garden.

Garage - 17'2" (5.23m) x 10'5" (3.18m)



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

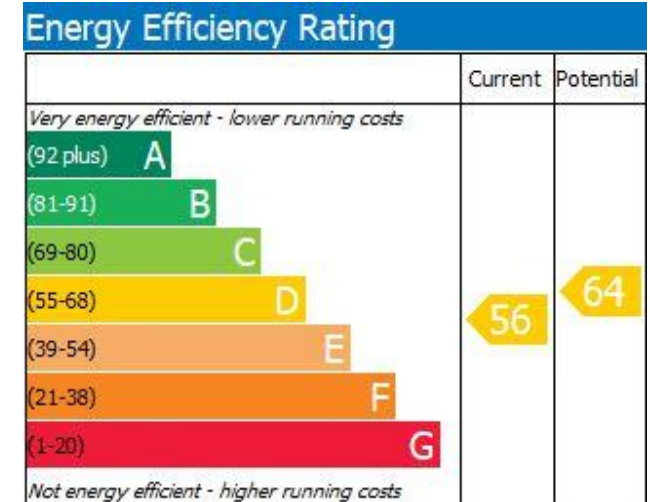
www.landregistry.gov.uk

<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 Maidstone Road towards St. Mary's Platt. Turn right just prior to the petrol station into Crouch Lane. At the end of Crouch Lane turn left into Long Mill Lane. The property is the fourth property on the left-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.

