



Ibbett Mosely

High Weald, The Street, Plaxtol, Sevenoaks, Kent, TN15 0QF



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**A CONTEMPORARY DETACHED FAMILY HOME THAT HAS BEEN UPDATED AND IMPROVED TO ENHANCE ITS CHARACTER APPEAL IN THE HEART OF THIS SOUGHT AFTER VILLAGE WITH A LOVELY GARDEN AND VERSATILE ACCOMMODATION.**

**GUIDE PRICE £1,225,000 FREEHOLD**

- Superbly Presented Detached Village Home
- Well Established Gardens of Nearly 200ft
- 4 Bedrooms with Lovely Dual Aspect Main Suite
- Bedroom 5/Study
- Kitchen/Breakfast Room
- 3 Reception Rooms
- Integral Garage plus Driveway Parking
- Double Glazed and Oil Central Heating
- Close to Village Centre
- EPC rating D; Council Tax Band G (Tonbridge and Malling)

Set in the charming village of Plaxtol, Sevenoaks, this delightful detached house offers a perfect blend of contemporary living with twist of character. Spanning an impressive 2,100 square feet, the property boasts five bedrooms and three spacious reception rooms. All this plus the lovely 200ft garden make it a must see.

### Description

This well-presented and spacious property boasts three generous reception rooms, providing ample space for both relaxation and entertaining. With five well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests or a home office.

Built in the 1960's, this home has been updated and thoughtfully improved to incorporate contemporary elements while retaining its unique charm. The garage and drive provide two parking spaces.

The property features five bedrooms: the main suite includes a lovely spacious double aspect bedroom

and an en-suite bathroom with separate shower cubicle. The fifth bedroom is currently used as a study. Set on a generous plot, the nearly 200-foot garden is a true highlight, offering a private oasis for outdoor enjoyment and alfresco dining. The garden's size and seclusion make it perfect for family gatherings or simply unwinding in a tranquil setting.

Situated in a sought-after village location, this property is surrounded by picturesque countryside, yet remains conveniently close to local amenities. With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking for a family home or a peaceful retreat, this property in Plaxtol is not to be missed.

### Location

Plaxtol is a vibrant and sought after village located about 7 miles to the east of Sevenoaks and north of Tonbridge, it is surrounded by countryside providing lovely walks and an idyllic place to live. The picturesque village has a thriving community spirit

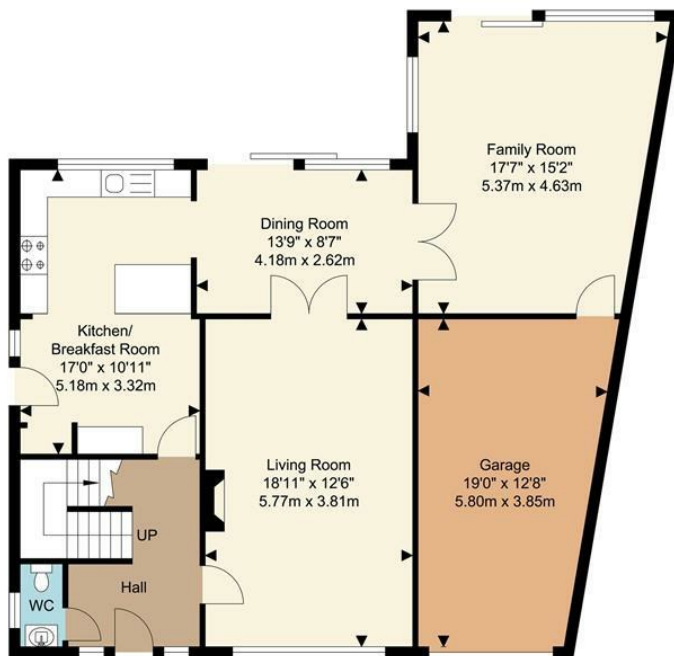
and a good range of day-to-day amenities including a parish church, village store with Post Office, local gastro pub (the Papermakers), cricket club, two recreation grounds and a popular primary school.

The village of Borough Green is a little over 3 miles away and has further local shops and a mainline station with services to Victoria and London Bridge/Charing Cross. Tonbridge to the south has a wider selection of facilities. The road network offers excellent, easily accessible links to major regional centres and the national motorway network via the M26 and M20

The popular town of Sevenoaks offers a comprehensive selection of shops, restaurants and supermarkets including Waitrose, and a mainline station with services to central London in around 30 minutes.

The area offers a wide range of state primary and secondary schooling together with Weald of Kent Grammar School, Tonbridge Grammar School for Girls, Judd boys Grammar School and a good selection of independent schools including Sevenoaks Prep, Hilden Oaks, Hilden Grange, Sackville, Tonbridge, Sevenoaks, Walthamstow Hall, Solefield, Somerhill and The Granville.





Ground Floor  
Approximate Floor Area  
1141.29 SQ.FT.  
(106.03 SQ.M.)



First Floor  
Approximate Floor Area  
925.69 SQ.FT.  
(86.00 SQ.M.)



TOTAL APPROX FLOOR AREA 2066.99 SQ.FT. (192.03 SQ. M.)  
For Identification Purposes Only.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- D**

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