



# JONATHAN HALL

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Maidstone Road, Borough Green, Sevenoaks, Kent, TN15 8JD

Guide Price £975,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)





## Accommodation

Ground floor: porch, reception hall with staircase to first floor with cupboard below; cloakroom with WC and washbasin; double aspect sitting room with bi-fold doors to the patio and attractive fireplace with coal-effect gas fire; dining room with attractive Edwardian Art Nouveau style cast iron fireplace with coal-effect gas fire; snug with log burning stove and additional staircase to the first floor (fitted for the current owners for making a self-contained annexe); kitchen, fitted with a comprehensive range of wall and base units, a breakfast bar, two sinks, Rangemaster range style cooker with extractor hood above, American style fridge/freezer, integrated dishwasher, and door leading to the garden; shower room with shower cubicle, WC and washbasin; inner lobby with a built-in coats cupboard and access to the garage/potential workshop/utility.

First floor: landing with airing cupboard with immersion heater; principal bedroom with a range of fitted bedroom furniture, period cast iron fireplace and lovely views over the garden; four further bedrooms, a stunning shower room with shower cubicle, WC and washbasin, a bathroom with bath with shower above, WC and wash basin, and a separate WC.

## Outside

There is a large front garden with a gated in-and-out driveway providing substantial parking, garage/workshop, two lawns, flowering plants, shrubs, and mature trees to the front providing privacy from the road. There is a beautiful, landscaped southerly-facing rear garden, with a large Indian sandstone patio to the rear of the property, steps up to an additional patio and pond, large lawn, borders stocked with a range of flowering plants and shrubs, pond, at the top of the garden are two further patios, summer house, shed and delightful far-reaching views to the North Downs.

A charming, spacious (2466 sq ft) and beautifully presented Edwardian detached house with annexe potential, period features including high ceilings, a beautiful southerly facing rear garden, a large in-and-out driveway, garage, and delightful far-reaching views to the North Downs, on a plot of approximately 0.33 acres. The property is located on the borders of the popular villages of St Mary's Platt and Borough Green, with a wide range of local amenities, including a mainline train station with services to London Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford.

## Agents Note

The property is freehold, in council tax band G, has gas central heating and double glazing, and the plot is approximately 0.33 acres.

## Summary

- Charming Edwardian Detached House
- Spacious & Beautifully Presented
- Annexe Potential
- Four Reception Rooms & Kitchen
- Five Bedrooms, Three Bathrooms & Two WCs
- Front Garden with Large Driveway & Garage
- Beautiful South-Facing Rear Garden
- Set on approximately 0.33 Acres
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins







## Location

The popular village of Borough Green benefits from a wide selection of local amenities including a variety of shops, restaurants, cafe, coffee shops, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford.

The popular pretty neighbouring village of St Mary's Platt offers a pub, church, primary school, village hall and a couple of parks, which are all within 0.5 miles.

Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 4 miles away.



The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 4.5 miles away.

The popular historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station with services to London St Pancras (from 18 minutes) are both approximately 14 miles.

The M26 and the M20 can both be accessed within 2 miles.



*A charming, spacious and beautifully presented Edwardian detached house with annexe potential, a beautiful southerly facing rear garden, a large in-and-out driveway, garage, and far-reaching views to the North Downs, on a plot of about 0.33 acres.*

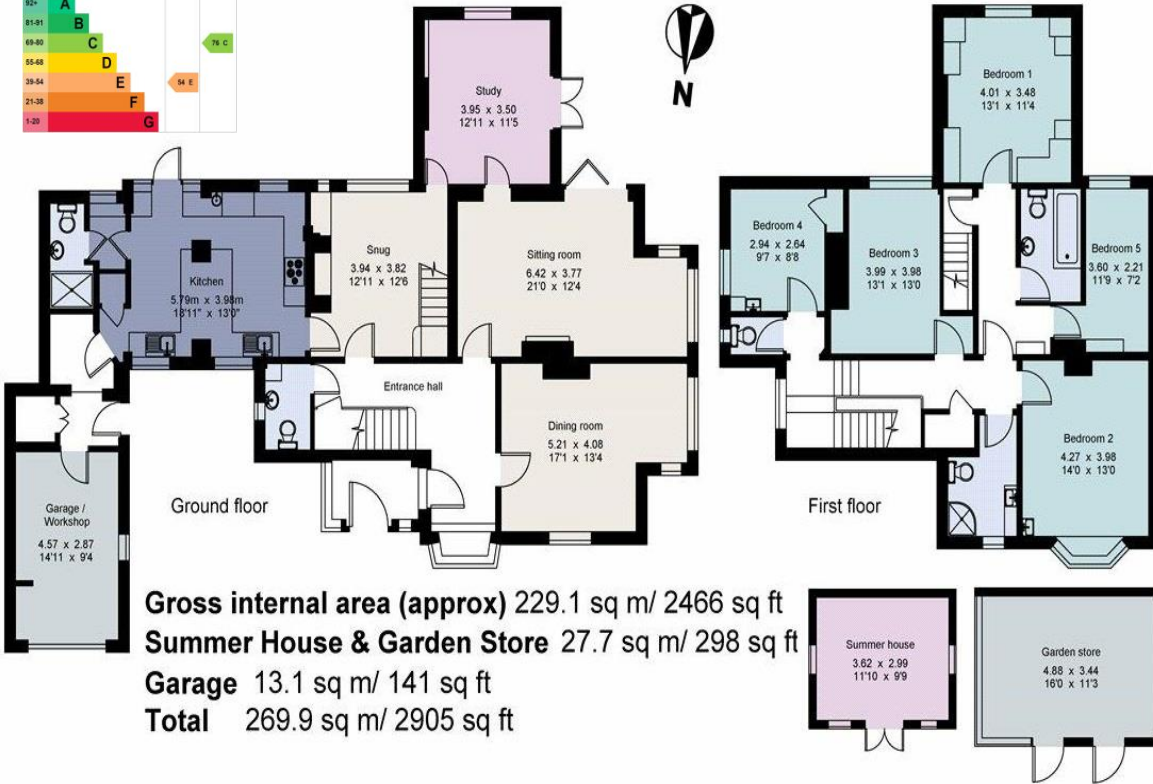
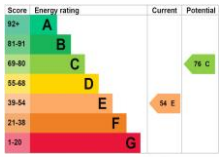












1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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