



# JONATHAN HALL

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

Offers Over: £750,000

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## Accommodation

The ground floor offers a spacious entrance hall with a staircase to the first floor with a built-in cupboard below; a cloakroom with WC and washbasin; a sitting room with a bay window to front; a stunning spacious kitchen/dining/family room with bi-fold doors to the rear garden and skylights, modern fitted kitchen comprising cupboards and drawers, Corian worktops and upstands, matching island unit with breakfast bar, stainless steel sink, five burner induction electric hob with extractor hood above, built-in double oven and microwave, integrated tall fridge and freezer, and integrated dishwasher; and utility room with cupboard housing a Worcester gas boiler and hot-water cylinder, and spaces for washing machine and drier and door to the garden.

The first floor offers a landing with staircase to the second floor; a master bedroom suite with a dressing room and a stylish ensuite with a large shower, WC and washbasin; two further bedrooms; and a stylish bathroom with a bath, vanity washbasin and WC.

The second floor offers a landing, two further bedrooms, both with access to eaves storage, and the one at the rear with loft access and far-reaching views to the North Downs; and a stylish shower room with shower, vanity washbasin and WC.

An attractive, superbly presented and deceptively spacious, 1763 sq ft, detached house built in 2016, with four double bedrooms and a single bedroom, the remainder of a 10-year new build warranty, under-floor heating to the ground floor, an EPC rating of B (which is very efficient), an approximately 93ft pleasant rear garden and a large driveway. The property is located in the popular village of Borough Green, with its wide range of local amenities including a mainline station with services to London Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford.

## Summary

- Spacious & Well-Presented Detached House
- 1763 sq ft of Accommodation
- Remainder of 10 Year New Build Warranty
- Sitting Room, WC & Utility Room
- Stunning Kitchen/Dining/Family Room
- 5 Bedrooms (4 Doubles) & 3 Bathrooms
- Approximately 93ft Pleasant Rear Garden
- Driveway for Approximately Five Cars
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins

## Outside

There is a large driveway at the front of the property, which is part block-paved and part stone chippings, with gates to both sides of the property leading to an approximately 93ft pleasant rear garden with a paved patio, leading to a large lawn with borders stocked with a variety of flowering plants and shrubs, mature tree, a shed and a tap.

## Agents Note

The property is freehold, is in council tax band G and benefits from double glazing, gas central heating and under-floor heating to the ground floor.





## 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.

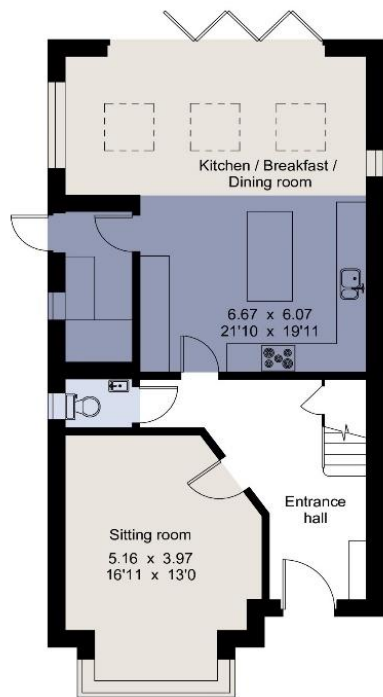
The M26 and the M20 can both be accessed within 2 miles.



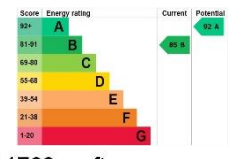
*Aa attractive, superbly presented and deceptively spacious modern detached house, built in 2016, with an approximately 93ft pleasant rear garden, and driveway for several cars; located in the popular village of Borough Green.*



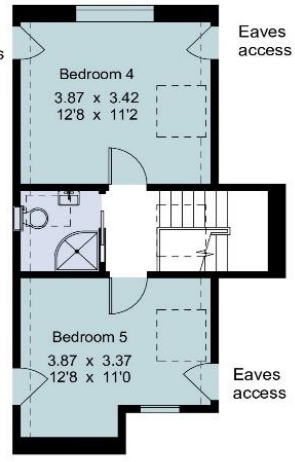
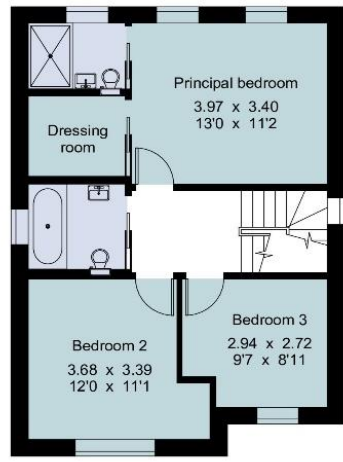




**Maidstone Road, Borough Green**  
**Gross internal area (approx) 163.8 sq m/ 1763 sq ft**



----- reduced headroom below 1.5m / 5'0"



For identification only - Not to scale  
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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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