



JONATHAN HALL

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Long Mill Lane, Plaxtol, Sevenoaks, Kent, TN15 0QR

Price Range: £600,000 to £650,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: entrance hall with stairs to the first floor; sitting room with window shutters and log burning stove; kitchen/dining room with modern fitted kitchen comprising cupboards, drawers, worktops, sink with drainer, four ring electric ceramic hob with extractor hood above, built-in electric oven and grill, integrated dishwasher and space for fridge/freezer; conservatory/garden room with access to the garden; utility room with fitted cupboards, worktops, sink with drainer, spaces for washing machine and tumble dryer, oil fired boiler, hot water cylinder, access to the garden; the garage has an electric up-and-over door and it is currently split to provide a store room and utility room, however, it has potential to open it up and convert it back into a garage or convert it into another reception room or home office (subject to obtaining relevant consents).

First floor: landing with loft access; master bedroom with a lovely period fireplace and an en-suite shower room with WC, shower cubicle and sink; bedroom two with a lovely period fireplace; bedroom three, bedroom four; bathroom with WC, bath with shower above and glass shower screen, vanity wash basin and heated towel rail.

Outside

The front garden has a lawn, borders stocked with flowering plants, shrubs and hedging, a gated driveway for two/three cars, an oil tank and side access to the rear garden. The delightful rear garden is approximately 110 ft (33.5 m), with decking adjacent to the rear of the house, a power point, an outside tap, lawn, flower beds, and a summer house with a storeroom at the rear of the garden.

A well-presented and spacious four bedroom semi-detached house with an approximately 110ft (33.5m) delightful rear garden, summer house, driveway, garage (split into a store room and a utility room) and high-speed fibre to the property provided by Gigaclear.

The property is located in the picturesque and highly sought-after village of Plaxtol, with its village shop with post office, primary school, nursery, church and two parks. Borough Green station with services to London Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford is approximately 3 miles away.

Agents Note

The property is freehold, in council tax band C, has oil fired central heating and double glazing.

Summary

- Well-Presented & Spacious Semi
- Picturesque & Highly Sought-After Village
- Approx 110ft Delightful Rear Garden
- Sitting Room with Log Burner
- Kitchen/Dining Room
- Conservatory/Garden Room
- Garage Split into Store Room and Utility Room
- Four Bedrooms, Bathroom & En-Suite
- Front Garden & Driveway for Two/Three Cars
- 3 Miles to Borough Green Main Line Station





Location

The property is located in the picturesque and highly sought-after village of Plaxtol, located in an area of outstanding natural beauty, with a village store with Post Office, the Papermakers Arms pub, a popular primary school, nursery, a community orchard, two recreation grounds, church, bus service to the local towns and secondary schools and there are beautiful walks in the surrounding countryside.

The Kentish Rifleman pub in the neighbouring hamlet of Dunks Green, is 0.7 miles away.

The neighbouring village of Shipbourne with its lovely large village green, the popular Chaser pub and restaurant, church, primary school and Farmers Market is just over 2 miles away.



Borough Green village with its range of shops and restaurants/take-aways, and mainline station with services to London Bridge from 37 minutes, Charing Cross and Victoria, is approximately 3 miles away.

Tonbridge town centre, with its 'Motte and Bailey' Castle next to the river Medway, and its comprehensive range of schools, shopping, and leisure facilities; mainline station, is approximately 5 miles away.

Sevenoaks town centre, with Knole House and Park, and its comprehensive range of schools, shopping, and leisure facilities; mainline station (with services to London Bridge from 23 minutes), is approximately 7 miles away.

Access to the M20 and M26 is approximately 4 miles away at Wrotham and Wrotham Heath.



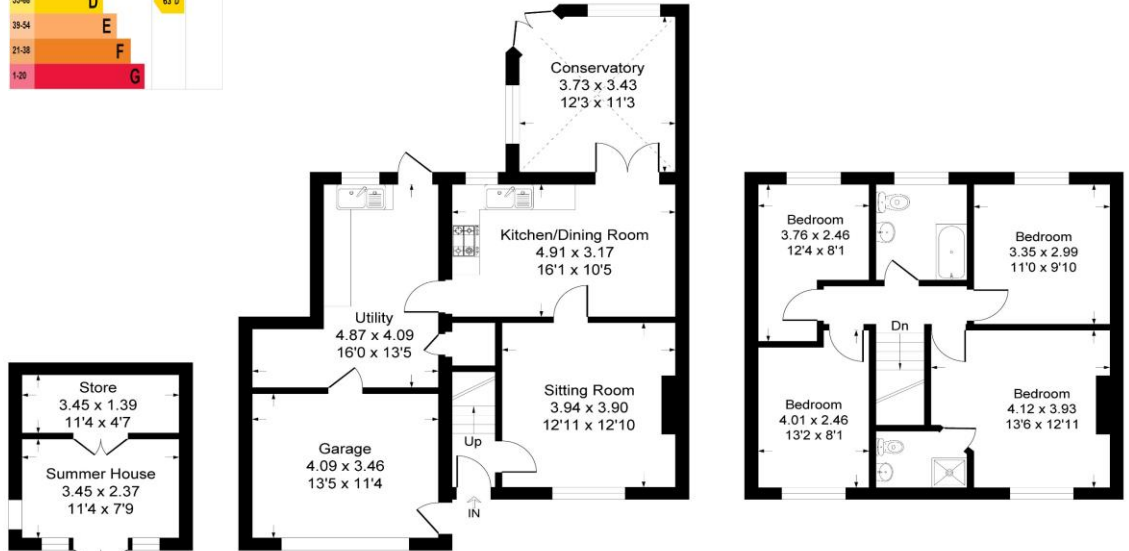
A well-presented and spacious four bedroom semi-detached house, with an approximately 110ft (33.5m) pretty rear garden, summer house, driveway and garage (currently split into two rooms), in the picturesque sought-after village of Plaxtol.







Approximate Gross Internal Area = 121 sq m / 1304 sq ft
 Approximate Garage Internal Area = 14 sq m / 152 sq ft
 Approximate Outbuilding Internal Area = 13 sq m / 145 sq ft
 Approximate Total Internal Area = 149 sq m / 1601 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix



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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