



JONATHAN HALL

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St. Hildas, Plaxtol, Sevenoaks, Kent, TN15 0QN

Price Range: £750,000 to £800,000

jonathanhall.exp.uk.com

Accommodation



Ground floor: entrance hall with built-in cupboards, shelving, and staircase to first floor with cupboard below, and oak flooring; sitting room with wood burner and oak flooring; kitchen/dining room with double doors to both the side and the rear, fitted kitchen comprising high gloss fronted units and oak worktops, sink with mixer tap, Neff five burner gas hob with Neff extractor hood above, Neff built-in double oven, Miele integrated dishwasher and space for American style fridge/freezer, built-in cupboards and tiled floor; study with double glazed roof and double doors to garden, fitted shelving and oak flooring; utility room with butler sink with cupboard below, worktops, spaces for washing machine, drier, fridge/freezer, Grant oil-fired boiler and door to garden; and shower room with shower cubicle, WC and wash basin.



First floor: landing to skylight windows and hatch to loft and oak flooring; principal bedroom with delightful views, vaulted ceiling and built-in wardrobes and access to eaves storage and oak flooring; bedroom three with airing cupboard housing an insulated vented hot water cylinder and shelving, access to eaves storage, fitted shelves and desk and oak flooring, bedroom four with delightful views cupboard and oak flooring; and bathroom with shower cubicle, bath, WC, wash basin, towel rail radiator and tiled floor.

Outside

An attractive, well-presented and deceptively spacious extended four bedroom semi-detached house with delightful rural views to rear, an approximately 88ft (27m) delightful rear garden, two sheds, driveway for three cars and high-speed fibre to the property provided by Gigaclear. Located in a cul-de-sac 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.

Pretty front garden with block paved driveway for three cars and an electric car charging point, flowerbeds stocked with a variety of flowering plants and shrubs, oil tank and side gate leading to the rear garden. Pretty rear garden with an approximately 88ft (27m) max x 37ft (11.4m) rear garden with Indian sandstone patio, lawn with borders stocked with a variety of flowering plants and shrubs, a large shed and two small sheds, and an outside tap.

Agents Note

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

Summary

- Well-Presented & Deceptively Spacious Semi
- Located in a Cul-de-Sac
- Picturesque & Highly Sought-After Village
- Approx 88ft (27m) Delightful Rear Garden
- Sitting Room, Study, Shower Room
- Stunning Kitchen/Dining Room
- Four Bedrooms & Bathroom
- Double Glazing & Oil Fired Central Heating
- Front Garden with Driveway for 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 approximately 1 mile 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 approximately 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 3.2 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; and 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; and mainline station (with services to London Bridge from 23 minutes), is approximately 7 miles away.

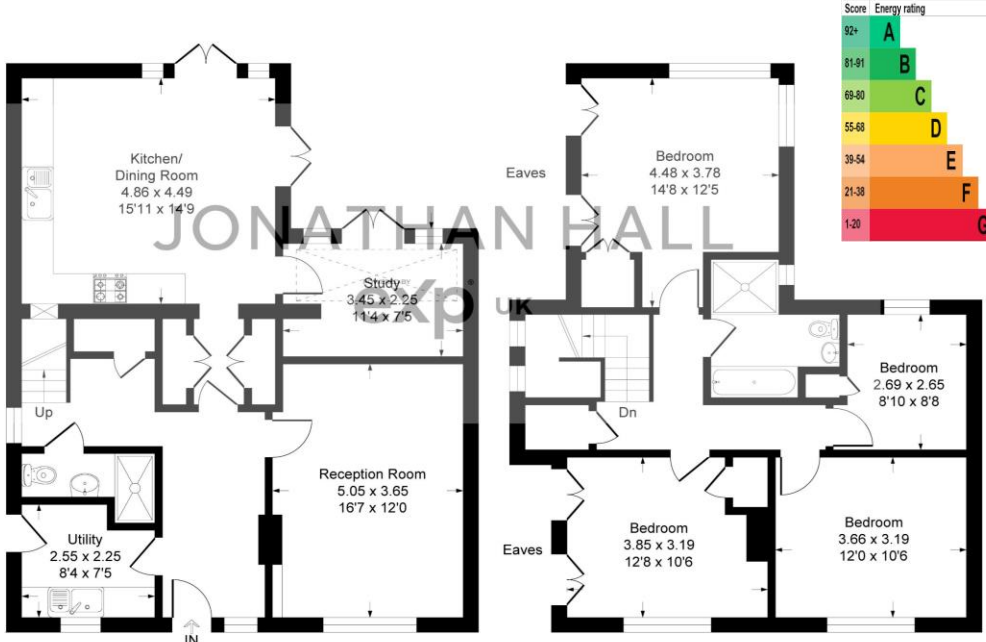
Access to the M20 and M26 can be found within approximately 4.6 miles away.



An attractive, well-presented and deceptively spacious semi-detached house, with delightful rural views, an approximately 88ft (27m) pretty rear garden and driveway for three cars; located in a cul-de-sac in the picturesque and sought-after village of Plaxtol.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 145.1 sq m / 1563 sq ft



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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