



# JONATHAN HALL

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Church Villas, Long Mill Lane, Platt, Sevenoaks, Kent, TN15 8LZ

Price Range: £475,000 - £500,000

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





## Accommodation

Ground floor: sitting room with a bay window and fireplace; inner hall with door to stairs to the basement; dining room with double doors to the garden, a fireplace, and door to stairs to the first floor; kitchen fitted with 'Shaker' style wall and base units, drawers, worktops, butler sink with mixer tap, range style cooker and extractor hood above, integrated dishwasher, integrated washing machine, a pantry with space for a fridge/freezer.

Basement: which the owners inform us has been tanked and used as a family room, with window to rear (not a fire escape), plastered walls and ceilings, a radiator, and a tiled floor.

First floor: landing with stairs to second floor: bedroom two with lovely views to the church and an ornate cast iron fireplace; bedroom three with lovely views over gardens, an ornate cast iron fireplace, built-in understairs cupboard and fitted wardrobes/cupboards; family bathroom with a period style white suite with a roll-top bath, wash basin, WC and fitted airing cupboard with a Worcester Bosch gas fired combi boiler.

Second floor: bedroom with superb views over gardens to countryside beyond, a vaulted ceiling and access to eaves storage.

## Outside

A front garden with a low-level brick wall and iron railings, a shared iron gate, a shared path leading to the entrance door, a square section laid to gravel and borders stocked with a variety of plants. There is a separate iron gate leading to a gravel path leading to a gate to an approximately 72ft max pretty rear garden, with an Indian sandstone paved patio, a lawn, flowering plants, shrubs, two sheds and a small storage room.

A charming, superbly presented and deceptively spacious three bedroom end-of-terrace period cottage over with lovely views and an approximately 72ft max pretty south-westerly facing rear garden, double glazed sash windows. Located in the highly sought-after village of St Mary's Platt with its popular primary school, pub, church, village hall, two parks, allotments, and lovely countryside; and only approximately 1 mile from the centre of the popular village of Borough Green, with its wide range of local amenities including a railway station with services to London from only 37 minutes.

## Agents Note

The property is freehold, in council tax band D and benefits from double glazed windows and gas central heating. Our Vendors inform us that the adjoining neighbour has a right of way across the rear of the property but has never used it.

## Summary

- Charming & Spacious End-of-Terrace Cottage
- Superbly Presented Accommodation
- Lovely Views
- Approx 72ft Max South-Westerly Rear Garden
- Heart of Highly Sought After Village
- Two Receptions, Kitchen, Basement Room
- Two First Floor Bedrooms & Bathroom
- Second Floor Bedroom with Lovely Views
- Solid Oak Ledge Doors
- Local Station (Trains to London from 37 Mins)







## Location

St Mary's Platt benefits from a popular primary school, the Blue Anchor public house, St Mary's Church, a village hall, King Georges Field recreation ground, Stonehouse Field recreation ground with a playground and cricket pitch, allotments, Platt Woods and beautiful countryside walks.

The popular village of Borough Green with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea room, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge, Charing Cross, Victoria, Maidstone and Ashford, is approximately one mile away.



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

The 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 7.5 miles away.

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

The M26 and the M20 can both be accessed within approximately 2.5 miles.

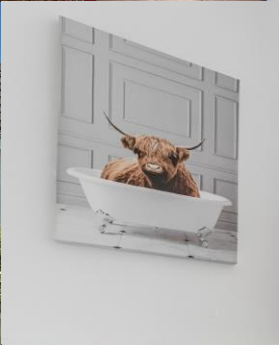


*A charming, superbly presented and deceptively spacious Victorian end-of-terrace cottage with lovely views and an approximately 72ft max pretty south-westerly facing rear garden; located in the heart of the sought-after village of St Mary's Platt.*

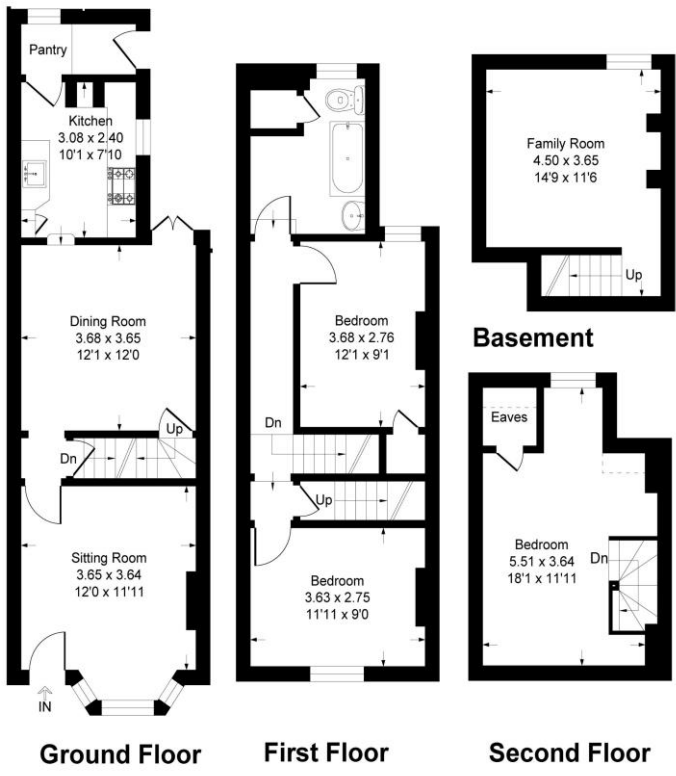












Approximate Gross Internal Area = 113.0 sq m / 1217 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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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