



JONATHAN HALL

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The Street, Plaxtol, Sevenoaks, Kent, TN15 0QL

Price Range: £825,000 to £850,000

jonathanhall.exp.uk.com

Accommodation

Ground floor: spacious entrance hall with stairs to first floor with built-in furniture below; glazed double doors leading to the dual-aspect open-plan kitchen/dining/family room with log burning stove and two sets of French doors leading to the rear garden and open-plan to "Shaker" style fitted kitchen with base and wall units, quartz worktops, sink with drainer, induction hob with extractor hood above, built-in double oven, built-in microwave oven, integrated fridge/freezer, integrated dishwasher and integrated washing machine and cupboard housing boiler; sitting room with bay window; study with bay window and cloakroom with WC and washbasin.

First floor comprises: landing with airing cupboard, built-in cupboard and loft access; master bedroom with built-in wardrobes and en-suite shower room with shower cubicle, WC, washbasin and heated towel-rail; three further bedrooms; and modern bathroom with bath, WC, washbasin and heated towel-rail.

Outside

Driveway for several cars, detached garage with up-and-over door and personal door to garden, gated side access to a southerly facing rear garden with a sand stone patio adjacent to the rear of the house, a lawn with borders stocked with a variety of plants and shrubs, tree, external lights, garden tap, and playhouse.

Agents Note

The property is freehold, in council tax band G and benefits oil-fired central heating, double glazing, oak flooring to most of the ground floor, fitted carpets to most of the first floor, and there is an electric vehicle charging point (available by separate negotiation).

An attractive, superbly presented, light and airy detached house with potential to extend (STP), dual-aspect open-plan kitchen/dining/family room with log burning stove, sitting room, study, cloakroom, four bedrooms, en-suite shower room, bathroom, southerly facing rear garden, driveway for several cars, detached garage, and NO ONWARD CHAIN. Located in the picturesque and highly sought-after village of Plaxtol, with its popular primary school, nursery, church, pub, village shop with post office, and two parks; and only 3.2 miles from Borough Green railway station, with services to London Bridge (from 37 minutes), Charing Cross and Victoria.

Summary

- Superbly Presented Detached House
- Highly Sought-After Picturesque Village
- Open-plan Kitchen/Dining/Family Room
- Sitting Room, Study, Cloakroom
- Master Bedroom with En-suite Shower Room
- Three Further Bedrooms, Family Bathroom
- Driveway for Several Cars, Detached Garage
- Southerly Facing Rear Garden
- Local Railway Station (37 minutes to London)
- NO ONWARD CHAIN





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 wide range of amenities, including shops, restaurants, takeaways, coffee shops, doctors, dentists, and railway 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; and mainline station, is approximately 5 miles away.

Sevenoaks town centre, with its comprehensive range of schools, shopping, and leisure facilities; Knole House and Park, and railway station (with services to London from 23 minutes), is approximately 6.5 miles away.

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



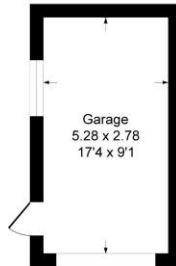
An attractive, superbly presented, light and airy detached house with potential to extend (STP), southerly facing rear garden, garage and driveway for several cars; located in the picturesque and sought-after village of Plaxtol.





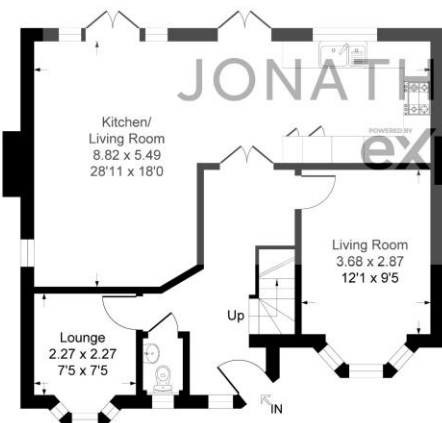


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

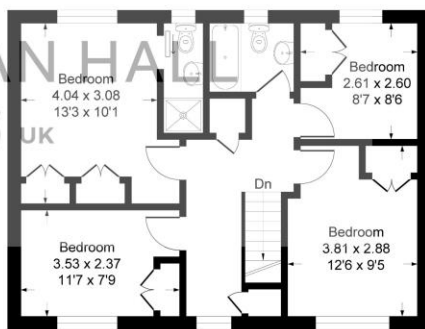


Approximate Total Internal Area = 138.4 sq m / 1490 sq ft

Garage



Ground Floor



First Floor



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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