



JONATHAN HALL

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6 Bourne Vale, Plaxtol, Sevenoaks, Kent, TN15 0QT

Price Range: £300,000 to £325,000

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A superbly presented and spacious first-floor maisonette with a loft conversion, a beautiful rear garden with a large cabin/potential home office or gym, driveway, garage, large sitting/dining room, stunning kitchen, two double bedrooms, one with a lovely ensuite bathroom, shower room and NO ONWARD CHAIN. Located in a cul-de-sac 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 miles from Borough Green railway station, with services to London Bridge (from 37 minutes), Charing Cross and Victoria.

Summary

- Superbly Presented & Spacious Maisonette
- Loft Conversion
- Beautiful Garden with Large Cabin
- Driveway and Garage
- Highly Sought-After Picturesque Village
- Large Sitting/Dining Room, Kitchen
- Principal Bedroom with En-suite Bathroom
- Additional Bedroom, Shower Room
- Local Railway Station (37 minutes to London)
- NO ONWARD CHAIN

Accommodation

Ground floor: entrance hall with stairs to first floor.

First floor: landing, sitting/dining room with log burning stove, built in cupboard, stairs to second floor with cupboard below; stunning fitted kitchen with wall and base cupboards and drawers, sink with drainer and mixer tap, electric ceramic hob with extractor hood above, built-in oven, integrated dishwasher, spaces for fridge/freezer and washing machine; double bedroom; and shower room with shower cubicle, WC and washbasin.

Second floor: landing with built-in cupboard; principal bedroom with fitted wardrobes and cupboards, skylight to front and two skylights to rear; lovely en-suite bathroom with stand-alone bath, WC, washbasin and skylight.

Outside

Driveway for one car leading to a garage with an up-and-over door; side access to a beautiful rear garden with paved patio leading to a lawn, slate chipping path, borders stocked with shrubs, external lights and a large cabin/potential home office or gym.

Agents Note

The property is leasehold, and our vendor informs of the following: the lease is 189 years from 25th December 1991, the ground rent is £100 per annum, and there is no set service charge, however, they are responsible for contributing 50% of costs for the maintenance of the structure of the building, 25% of the cost for maintenance of the shared driveway and 7% of the cost for the maintenance of the road, and their share of the buildings insurance for this year was £350. It is in council tax band C and benefits from central heating comprising radiators heated by an electric boiler, double glazing, mains electric, mains water and mains drains.





Location

The property is located in a cul-de-sac 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 0.8 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 approximately 2.3 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 7 miles away.

Access to both the M20 and M26 can be found within approximately 4.5 miles.



A superbly presented and spacious first floor maisonette with a loft conversion, beautiful rear garden with a large cabin, driveway, garage and no onward chain; located in a cul-de-sac in the picturesque and sought-after village of Plaxtol.

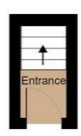




House Approx. Gross Internal Area
884 sq. ft / 82.2 sq. m



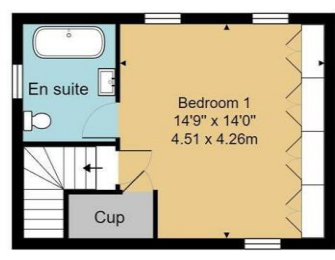
Area: 344 ft² ... 31.9 m²



Ground Floor



First Floor



Second 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		

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