



JONATHAN HALL

POWERED BY
exp [®] UK

Potash Lane, Platt, Sevenoaks, Kent, TN15 8NL

Price: £1,650 PCM

jonathanhall.exp.uk.com



A charming Grade II Listed attached cottage with a delightful view over Pigeons Green, a pleasant garden, a spacious sitting/dining room, an attractive fitted kitchen, a bathroom, and two double bedrooms. Located in the highly sought-after and picturesque village of St Mary's Platt with its village pub, church, primary school, two recreation grounds, woods and delightful countryside walks. The popular village of Borough Green with its wide range of local amenities including railway station with services to London Bridge (from 37 minutes) is approximately 1.2 miles away.

Summary

- Charming Grade II Listed Cottage
- Delightful View Over Pigeons Green
- Pleasant Garden
- Sitting/Dining Room
- Attractive Fitted Kitchen
- Bathroom
- Two Double Bedrooms
- Gas Central Heating
- Highly Sought-After Village
- Local Station (Trains to London from 37 Mins)

Accommodation

Ground floor: entrance hall with staircase to the first floor; a spacious dual-aspect sitting/dining room with a delightful view over Pigeons Green, French doors to the garden, and a fireplace; kitchen with an attractive Shaker style fitted kitchen comprising a range of wall and base cupboards and drawers, worktops with a sink and gas hob with extractor hood above, built-in oven, washing machine, and a wall mounted gas boiler; and a bathroom with WC, washbasin.

First floor: landing with a built-in cupboard and another built-in cupboard above the stairwell, and two double bedrooms both with delightful views.

Outside

There is a pleasant part walled garden with a small area of lawn and a paved patio and shingle and borders stocked with plants and shrubs.

Agents Note

Local Authority: Tonbridge & Malling District Council.
Council Tax Band: D.
Services: mains gas, electric, water and drains.
All utility bills are in addition to the rent.
Unfurnished.
Available: immediately.
Holding Deposit if unfurnished: £381 (one week's rent).
Deposit Payable if unfurnished: £1904 (five weeks rent), however, the holding deposit contributes to this.
Minimum Term: 12 months.
Rent must be paid monthly in advance.
Check the website for additional information on tenants' fees.





Location

St Mary's Platt benefits from a popular primary school, the Blue Anchor pub, 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 amenities including a variety of shops, restaurants, takeaways, pub, bar, cafe, coffee shops, tearoom, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts and basketball court; skate park, football pitches, bowls club, and railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford, is approximately 1.2 miles away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 4 miles away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational schools, including Grammar schools and the renowned Sevenoaks School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7.5 miles away.

The M26 and the M20 can both be accessed within approximately 2 miles.

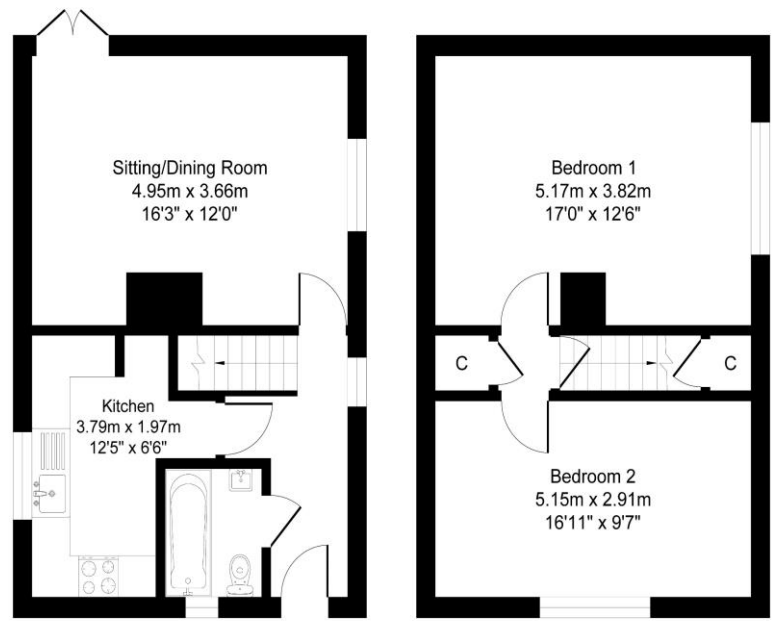


A charming two double bedroom attached Grade II Listed cottage with a delightful view over Pigeons Green, and a pleasant garden; located in the highly sought-after picturesque village of St Mary's Platt.





House - Gross Internal Area : 78.7 sq.m (847 sq.ft.)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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		85 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

JONATHAN HALL

POWERED BY
exp [®] UK

If you need get in touch, please contact me on
07429 483 423 or email jonathan.hall@exp.uk.com

