



JONATHAN HALL

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Basted Lane, Crouch, Sevenoaks, Kent, TN15 8PZ

Price Range: £1,000,000 - £1,100,000

jonathanhall.exp.uk.com



A handsome four bedroom detached house with the potential to extend (subject to planning), first time on the market since it was built, a very spacious one bedroom annexe all on one level (ideal for multi-generational living or an au pair), a delightful southerly facing garden, a large driveway, a detached garage and NO ONWARD CHAIN. Located in the sought-after pretty hamlet of Crouch, between the villages of Ightham, Plaxtol, Platt and Borough Green. The popular village of Borough Green with its wide range of local amenities including a railway station with services to London Bridge (from 37 minutes) is approximately 1.5 miles away.

Summary

- Handsome Detached House with Annexe
- Potential to Extend (subject to planning)
- Plot of Approximately 0.27 of an Acre
- Delightful Southerly Facing Garden
- Large Driveway & Double Garage
- Sitting Room, Kitchen/Dining Room, WC
- Conservatory, 4 Bedrooms, Ensuite, Bathroom
- Very Spacious One Bedroom Annexe
- Sought-After Pretty Hamlet of Crouch
- Local Station (Trains to London from 37 Mins)

Accommodation

Ground floor: entrance hall with stairs to first floor; cloakroom with WC and washbasin; sitting room with dual-aspect and log burning stove; kitchen/dining room with dual-aspect, fitted kitchen comprising wall and base cupboards and drawers, worktops, breakfast bar, sink, gas hob, built-in electric oven, space for fridge/freezer, and dining area with built-in cupboards; conservatory /rear lobby with built-in boiler cupboard, cupboards and spaces for washing machine and tumble dryer, leading to the annexe and the rear garden.

First floor: landing with stairs to the second floor and built-in cupboard; bedroom two with fitted wardrobes; bedroom three with fitted wardrobe; bedroom four with fitted wardrobe; and bathroom with bath with shower screen, mixer tap and shower spray, WC and wash basin.

Second floor: landing built-in cupboards; principal bedroom with fitted wardrobe and en-suite shower room with shower cubicle, WC and vanity washbasin.

Annexe: kitchen/dining/sitting room with fitted kitchen comprising wall and base cupboards, drawers, worktops, electric hob with extractor above, built-in double oven, sink, dining area and sitting area with double doors to the garden; bedroom with built-in wardrobes and dressing/study area and shower room with walk-in shower, WC and washbasin.

Outside

Delightful southerly facing mature front garden with lawn, patios, flower beds, shrubs, hedging, trees and side access to the rear garden. Rear garden with lawn, flower beds, shrubs, hedging, trees, store, large driveway and a detached double garage with electric up-and-over door and EV charger point.

Agents Note

The property is freehold and in council tax band G, and benefits from double glazing, oil-fired central heating, and mains electric, water and drainage.





Location

The pretty village of St Mary's Platt with its popular primary school, pub, church, village hall, two recreation grounds, one with a playground and cricket pitch, allotments, Platt Woods and beautiful countryside walks, is approximately 1 mile away.

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 1.5 miles away.



The historic pretty villages of Ightham and Plaxtol, each with a pub, church and school, are both approximately 2 miles 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 schools, including Grammar schools and the renowned Sevenoaks School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7 miles away.

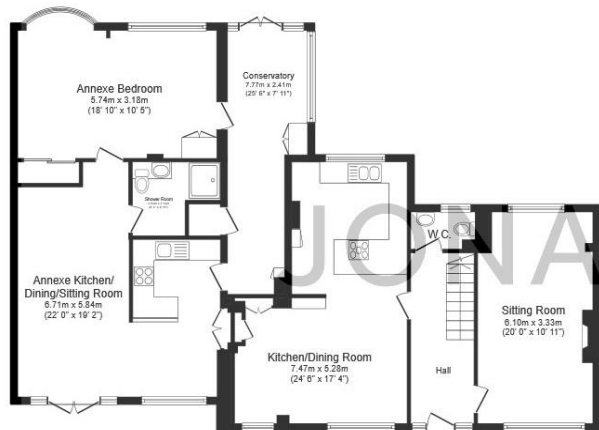
The M26 and the M20 can both be accessed within approximately 3 miles.



A handsome four bedroom detached house with a very spacious one bedroom annexe located in the sought-after pretty hamlet of Crouch.

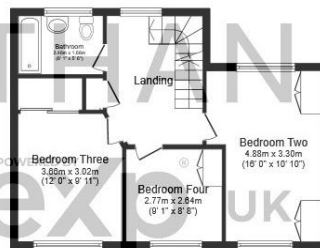






Ground Floor

Floor area 143.7 sq.m. (1,546 sq.ft.) approx



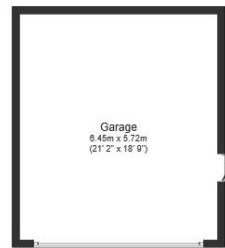
First Floor

Floor area 51.1 sq.m. (550 sq.ft.) approx



Second Floor

Floor area 28.9 sq.m. (312 sq.ft.) approx



Garage

Floor area 36.9 sq.m. (397 sq.ft.) approx

Total floor area 260.6 sq.m. (2,805 sq.ft.) approx



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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If you need get in touch, please contact me on
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