



JONATHAN HALL

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Basted Mill, Basted, Borough Green, Sevenoaks, Kent, TN15 8LP

Price Range £1,150,000 to £1,250,000

jonathanhall.exp.uk.com



An attractive, well-presented and spacious detached house with a detached triple garage with a studio / home office / potential annexe, a bathroom and former kitchen, above; a delightful southerly facing garden with three patios, woodland, beautiful communal grounds, sitting room, family room, kitchen / dining / family room, utility room, cloakroom, two bedrooms with ensuite shower rooms, three further bedrooms and family bathroom, and NO ONWARD CHAIN. Situated on the sought-after Basted Mill development, in a pleasant semi-rural location in the hamlet of Basted near the popular village of Borough Green with its wide range of amenities, including a railway station with services to London Bridge (from 37 minutes), Charing Cross and Victoria.

Summary

- Attractive & Spacious Detached House
- Front Garden with Driveway & Triple Garage
- Studio / Office / Potential Annexe
- Delightful Southerly Rear Garden & Woodland
- Pleasant Semi-Rural Location
- Two Receptions, Kitchen/Dining Room, Utility
- Two Bedrooms with Ensuite Shower Rooms
- Three Further Bedrooms & Family Bathroom
- Local Station (London Bridge from 37 Mins)
- NO ONWARD CHAIN

Accommodation

Ground floor: entrance hall with staircase to the first floor; sitting room with bay window, feature fireplace and double doors to the kitchen / dining / family room with a bespoke fitted kitchen designed by Johnny Grey, comprising wall and base cupboards, drawers, solid wood worktops, island with granite worktop and hob, large window seat, two sets of French doors to the rear; family room; utility room with cupboards, worktop, sink, spaces for washing machine and tumble dryer; and cloakroom with WC and washbasin.

First floor: part galleried landing with built-in cupboard and loft hatch; principal bedroom with dressing area with built-in wardrobes, and ensuite shower room with walk-in shower, two washbasins and WC; bedroom two with built-in wardrobe and ensuite shower room with a shower cubicle, washbasin and WC; three further bedrooms, one which has a door to the family bathroom with a bath, washbasin and WC.

Studio / Home Office / Potential Annexe: entrance hall with entrance door to the rear and door to the garage, and a staircase to the first floor with a studio / home office; bathroom with bath, washbasin and WC; and storeroom / former kitchen with potential to refit a kitchen.

Outside

Front garden with flowering plants, shrubs and trees, a large driveway, accessed via double five-bar gates, a triple garage with three electric up-and-over doors and door to the rear garden, and a side gate leading to the delightful southerly facing rear garden with flowering plants, shrubs and trees, a paved patio to both the rear and side of the property, a circular lawn, an additional paved patio and steps and path leading up a large wooded bank with mature trees and shrubs. There are also beautiful communal grounds for the use of the residents of the Basted Mill Development.

Agents Note

The property is freehold and the council tax is band G for the main house and band A for the potential annexe. The property also benefits from replaced double glazing, gas central heating, and mains gas, electric, water and drains. Our clients inform us there is an annual estate charge for the communal areas, which is £660 for this year.



Location

The hamlet of Basted with its pub and beautiful countryside walks, is located approximately 1 mile south of the popular village of Borough Green.

Borough Green benefits from a wide range of amenities including a variety of shops, restaurants, takeaways, pub, bar, cafe, coffee shops, 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.



Three historic picturesque villages, St Mary's Platt, Wrotham and Igtham, surround the village of Borough Green, all of which have at least one pub, church, primary school and park.

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 6.3 miles away. The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5.5 miles away.

The M26 and the M20 can both be accessed within approximately 3.2 miles.



An attractive, well-presented and spacious detached house with a driveway, a detached triple garage, a studio / potential annexe, a pleasant southerly facing rear garden and woodland, and communal grounds; located in the sought-after Basted Mill Development.





