



JONATHAN HALL

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

Price Range: £800,000 - £850,000

jonathanhall.exp.uk.com

Accommodation



Ground floor: entrance hall with carpeted stairs to first floor with built-in cupboard below and parquet flooring; a spacious sitting/dining room with fireplace, parquet flooring and two sets of patio doors leading to the garden; study with parquet flooring; kitchen fitted with a range of wall and base cupboards, drawers, worktops, sink, and spaces for appliances; utility room with a door to the driveway; shower room with shower, WC and washbasin.

First floor: landing with built-in cupboard and fitted carpet; three bedrooms, all with delightful rural views, built-in wardrobes/cupboards, access to eaves storage and fitted carpet; and bathroom with bath, washbasin and WC.

Outside



Situated on a plot of approximately one third of an acre. To the front is a garden with borders stocked with flowering plants and shrubs, a large driveway and a double carport with a store room and a boiler room to the rear. To the rear of the house is a pleasant and secluded westerly facing mature garden with a lawn, borders stocked with flowering plants, mature shrubs, hedging and trees, a paved patio, a swimming pool and a cobnut orchard.

Agents Note

The property is freehold and in council tax band G, and benefits from double glazing, solar panels, oil-fired central heating, and mains electricity, water and drainage. Our client informs us that they have a right-of-way over the first section of the shared driveway from Basted Lane to their driveway. Our client also informs us that the neighbour has a vehicular right-of-way over the front of their driveway, however, they don't use it as the neighbours have created a new private driveway.

A three bedroom detached chalet style home with potential to improve and extend (subject to planning), delightful far reaching rural views, driveway, double carport, a pleasant and secluded westerly facing rear garden with swimming pool and an orchard, situated on a plot of approximately one third of an acre 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

- Detached Chalet Home with Rural Views
- Potential to Improve & Extend (STPP)
- Plot of Approximately One Third of an Acre
- Pleasant & Secluded Westerly Facing Garden
- Driveway, Double Carport, Swimming Pool
- 38'9 x 15'9 max Sitting/Dining Room, Study
- Kitchen, Utility Room, Shower Room
- Three Bedrooms & Bathroom
- Sought-After Pretty Hamlet of Crouch
- Local Station (Trains to London from 37 Mins)





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 1.2 miles 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 1.6 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 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 3 miles.



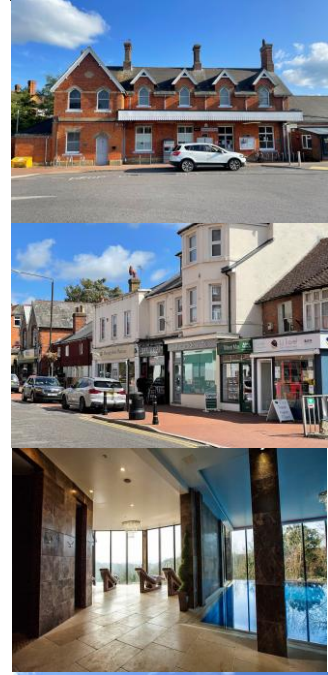
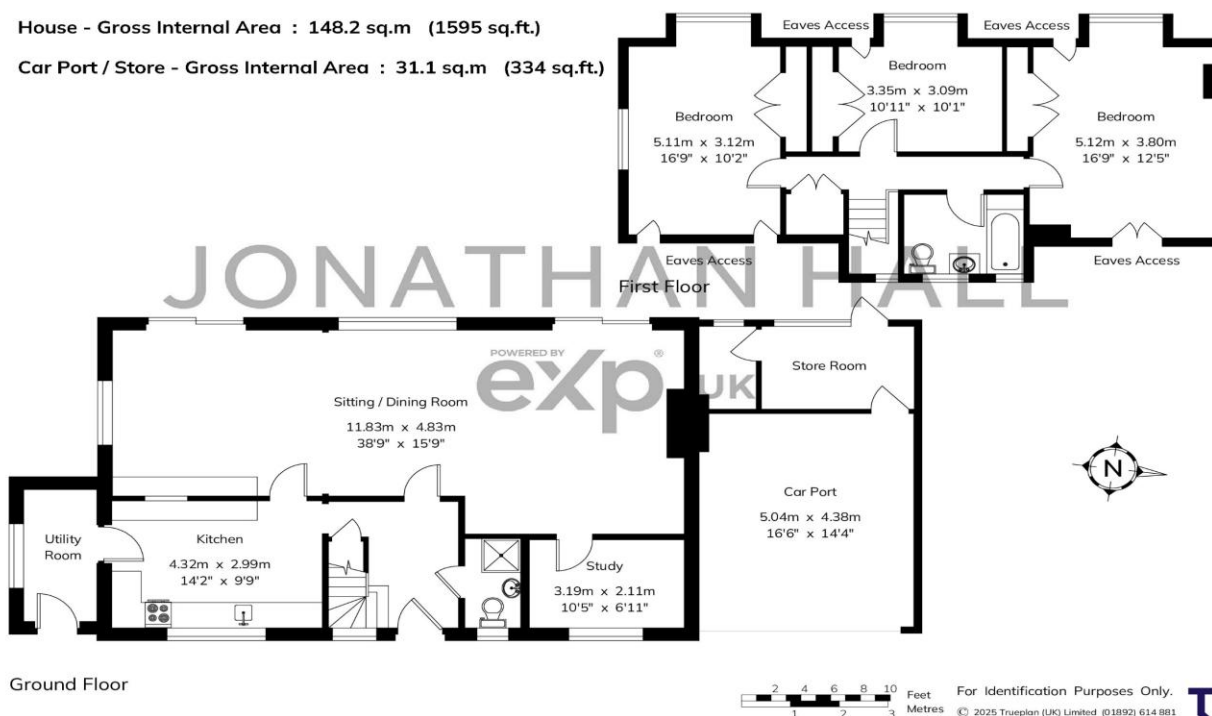
A detached chalet style home with potential to improve and extend, delightful rural views, secluded westerly facing garden with pool and orchard; set in a plot of approximately 0.33 acres; located in the sought-after pretty hamlet of Crouch



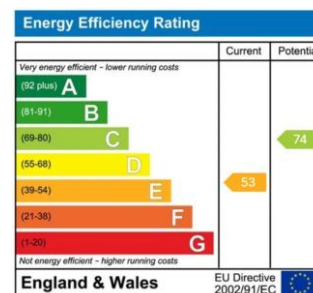




House - Gross Internal Area : 148.2 sq.m (1595 sq.ft.)
 Car Port / Store - Gross Internal Area : 31.1 sq.m (334 sq.ft.)



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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