



# JONATHAN HALL

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Novello Close, Borough Green, Sevenoaks, Kent, TN15 8FQ

Guide Price: £995,000

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An attractive and superbly presented detached house built in 2019, with a pleasant westerly facing rear garden, driveway, double garage, the remainder of a 10-year new build warranty, NO ONWARD CHAIN, sitting room, kitchen/dining room, family room, utility room, WC, five bedrooms and four bath/shower rooms. Located in a sought-after cul-de-sac, close to the heart of the popular village of Borough Green, with its wide range of local amenities including a mainline railway station with services to London (from 37 minutes).

## Summary

- Attractive Detached House Built in 2019
- Superbly Presented Accommodation
- Sitting Room, Kitchen/Dining Room
- Family Room, Utility Room, Cloakroom
- Five Bedrooms & Four Bath/Shower Rooms
- Front Garden with Driveway & Double Garage
- Pleasant Westerly Facing Rear Garden
- Sought After Cul-De-Sac
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins

## Accommodation

Ground floor: entrance hall with stairs to the first floor; cloakroom with a WC and washbasin; sitting room with bay window to front, feature fireplace, and French doors to the rear garden; family room with bay window to front and open-plan to the kitchen/dining room fitted with wall and base cupboards and drawers, quartz worktops, sink with mixer tap, gas hob with extractor hood above, built-in oven, integrated fridge/freezer and integrated dishwasher; and utility room with cupboard housing a gas-fired boiler, additional cupboards and space for washing machine and dryer.

First floor: landing with built-in cupboard; principal bedroom with built-in wardrobe and en-suite bathroom with a bath, shower cubicle, washbasin and WC; bedroom two with en-suite shower room with shower cubicle, washbasin and WC; bedroom/study with fitted wardrobes, and family bathroom with bath with shower above and glass shower screen, washbasin and WC.

Second floor; landing with built-in cupboard; bedroom three, bedroom four with fitted wardrobes; and family shower room with shower cubicle, washbasin and WC.

The front garden has a lawn, a paved driveway, a double garage with up-and-over doors, and an area of gravel and a paved path to the entrance door. The pleasant westerly facing rear garden has a paved patio, a lawn, a tree and a shed.

## Agents Note

The property is freehold, in council tax band G, and the owner informs us the service charge (covering the communal areas of the estate) in 2025 is £295 (TBV). The property also benefits from double glazing, gas central heating, and mains gas, electrics, water and drains.







## Location

The popular village of Borough Green benefits from a wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea shop, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford.

There are three historic picturesque villages surrounding the village of Borough Green, St Mary's Platt, Wrotham and Ightham, which all have at least one pub, church, primary school and park.



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 historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 6.6 miles away.

The M26 and the M20 can both be accessed within approximately 2.3 miles.



*An attractive and superbly presented five bedroom detached house built in 2019, located in a sought-after cul-de-sac, close to the heart of the popular village of Borough Green.*





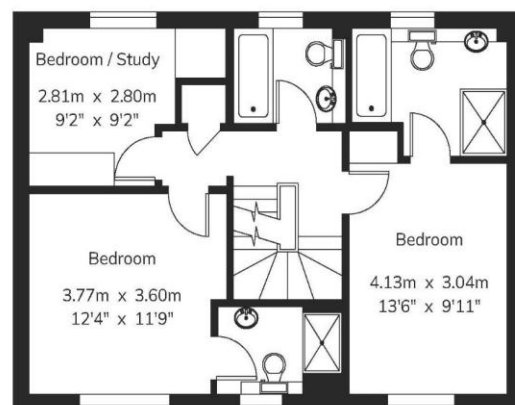
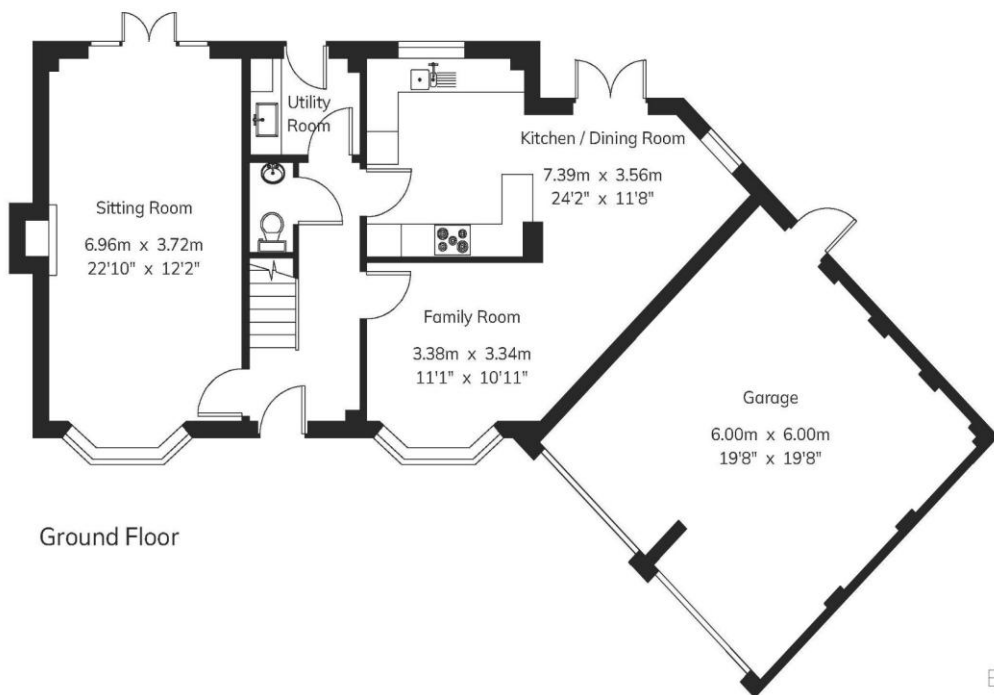




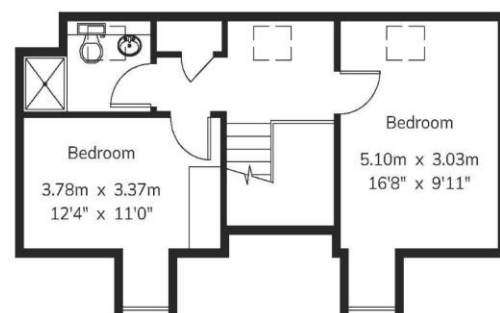




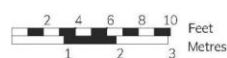
House - Gross Internal Area : 175.9 sq.m (1893 sq.ft.)  
Garage- Gross Internal Area : 36.6 sq.m (393 sq.ft.)  
Total - Gross Internal Area : 212.5 sq.m (2286 sq.ft.)



First Floor



Second Floor



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- 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		
A (92 plus)		92
B (81-91)	86	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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