



The Homestead Bone Ashe Lane

St Mary's Platt, Borough Green, Kent, TN15 8NW Freehold

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Guide Price £525,000

Guide price £525,000 to £550,000 - Embrace the charm of this Grade II listed cottage, dating back to the late 18th century, with period features including magnificent oak beams and fireplaces. This stunning property is set on the edge of nature and has three bedrooms, a beautiful garden, driveway, and garage to note. A big feature of the property is the location being close to Pigeons Green in the sought-after village of St Mary's Platt with its popular primary school, pub, recreation grounds and beautiful countryside walks. No onward chain.

Overview

- Charming grade II listed cottage
- Located in sought-after village
- Period features – fireplaces and beams
- Sitting room, dining room
- Kitchen, shower room
- Two/three bedrooms
- Driveway and garage
- Delightful gardens
- No onward chain
- Council tax band F



Description

Ground floor: entrance hall, cupboard and boiler cupboard; dual-aspect sitting room with open fireplace, wood flooring, exposed beams, exposed iron stone and brick walls, and stairs to first floor; dining room with fireplace, built-in cupboard and door to garden; kitchen with half-vaulted ceiling, exposed beams, fitted wall and base units, tiled worktops, sink with drainer, double electric oven, gas hob with extractor above, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer and door to garden; and shower room with large shower cubicle, WC, wash-basin and heated towel rail.

First floor: landing with loft access; dual-aspect bedroom one with built-in wardrobes and exposed beams; bedroom two (potential bathroom) with exposed beams and door to bedroom three with built-in cupboards and eaves storage.

The property also benefits from: gas fired central heating, driveway leading to the garage with potential to extend to a double garage with possible room above (subject to planning); delightful garden which is mainly laid to lawn with borders stocked with a variety of flowering plants, shrubs and trees, paved patio, garden tap, shed with covered seating area.



Location

St Mary's Platt is a sought-after village with a popular primary school, pub, church, two recreation grounds and beautiful countryside walks.

Borough Green, with its variety of shops, restaurants, take-aways, pub, bar, churches, dentists, doctors, popular primary school, Reynolds Retreat (Health Club, Country Club and Spa) and mainline station (with services to London Bridge and Maidstone), is approximately one mile away.

Sevenoaks town centre, with its comprehensive range of educational, recreational and shopping facilities, together with a main line station (with fast services to London), is

approximately 7.5 miles away.

Access to the M26 is approximately 1.7 miles away and access to the M20 is approximately 2.5 miles away.

Agents notes

The property is freehold, grade 2 listed and built of standard construction. The property is connected via EDF for gas and electricity, water and sewage to mains drains proved by South East Water, tv arial connect, BT provided cable and phone line.



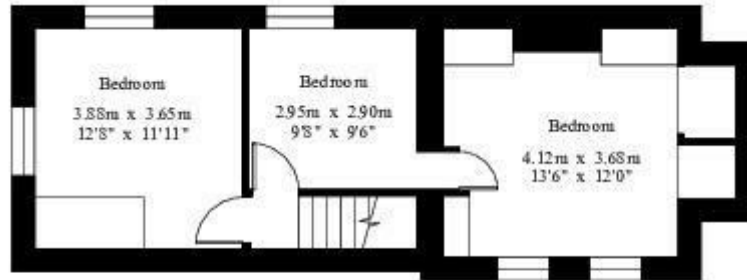
The Homestead

House - Gross Internal Area : 111.9 sq.m (1204 sq.ft.)

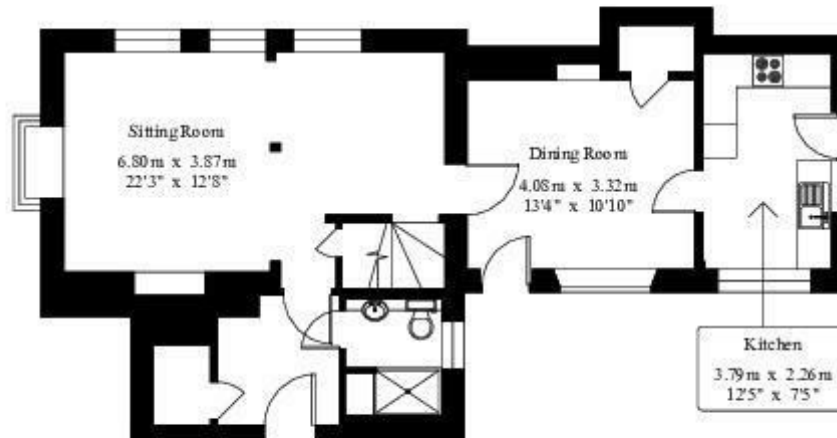
Shed - Gross Internal Area : 6.0 sq.m (64 sq.ft.)

Garage - Gross Internal Area : 10.0 sq.m (107 sq.ft.)

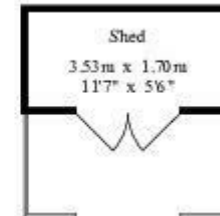
Total - Gross Internal Area : 127.9 sq.m (1375 sq.ft.)



First Floor



Ground Floor



Feet
Metres

For Identification Purposes Only.

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