



## Cob House Long Mill Lane

Platt, Sevenoaks, TN15 8LG Freehold

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Price Guide £750,000



Tucked away in the idyllic village of St.Mary's Platt, this detached house on Long Mill Lane is a hidden treasure set back from the road, featuring a generous plot with gardens that exceed a quarter of an acre. While the property requires some renovation, it offers an incredible opportunity to customize and create your dream home. Imagine infusing your style into every room, crafting a space that's uniquely yours.

A highlight of this home is the expansive garden, an inviting outdoor retreat perfect for relaxation, entertaining, or gardening. With ample space for landscaping projects and outdoor dining, there's plenty of potential to enhance your outdoor living experience or even extend the house, subject to relevant planning permissions. Plus, with a chain-free sale, you can enjoy a seamless purchasing process without the hassle of a property chain.

### Overview

- Attractive detached house
- Located in sought-after village
- Set on large plot just over a quarter of an acre
- Potential to extend further ( subject to planning)
- Three bedrooms
- Two receptions
- Kitchen/breakfast room
- Family bathroom & cloakroom
- Front garden, drive & garage
- No chain

### Property Description

Located in a highly desirable area, this impressive three-bedroom family home offers an exceptional living space and a rare opportunity to secure a property in such a sought-after location. With the added benefit of a stunning garden extending over 200 feet in length, this home provides ample outdoor space, perfect for families who love to entertain or enjoy nature. The property is being offered with no onward chain, making it an even more attractive prospect for those looking to move quickly. Opportunities like this don't come around often, so don't miss out—contact us today to arrange a viewing before it's gone!





### Location

St Mary's Platt is home to a well-regarded primary school, the Blue Anchor pub, St Mary's Church, a village hall, King George's Field recreational area, Stonehouse Field with its playground and cricket pitch, allotments, Platt Woods, and scenic countryside trails. The nearby village of Borough Green, located about 0.7 miles away, offers a wide array of amenities, including a variety of shops, eateries, cafes, takeaway options, pubs, bars, a primary school, churches, doctors' surgeries, dentists, the Reynolds Retreat (featuring a gym, country club, and spa), a park with a playground, tennis courts, basketball court, skate park, football fields, a bowls club, and a mainline station providing services to London

Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone, and Ashford. The historic town of West Malling, approximately 4.5 miles away, offers a variety of shopping and leisure options, as well as a mainline station. The historic market town of Sevenoaks, around 7 miles away, features a comprehensive selection of shops, leisure facilities, and both state and private schools, including grammar schools and the prestigious Sevenoaks Public School. It also has a mainline station with services to London Bridge (from 23 minutes). Bluewater Shopping Centre is located roughly 14 miles away, while both the M26 and M20 motorways are accessible within about 2.3 miles.

### Viewing Arrangements

Viewings are strictly by appointment only via Kings.

### Directions

From our Borough Green office: Head east on Maidstone Rd, Turn right to stay on Maidstone Rd, Turn right onto Maidstone Rd/A25, Turn left onto Long Mill Ln, Destination will be on the left. What3words: ///birds.rubble.mouth

### Property Information

The property is connected to mains gas, electricity, water and waste. The property is set on approximately quarter of an acre plot and offers many opportunities regarding further extension, which is of course subject to planning and building consents.

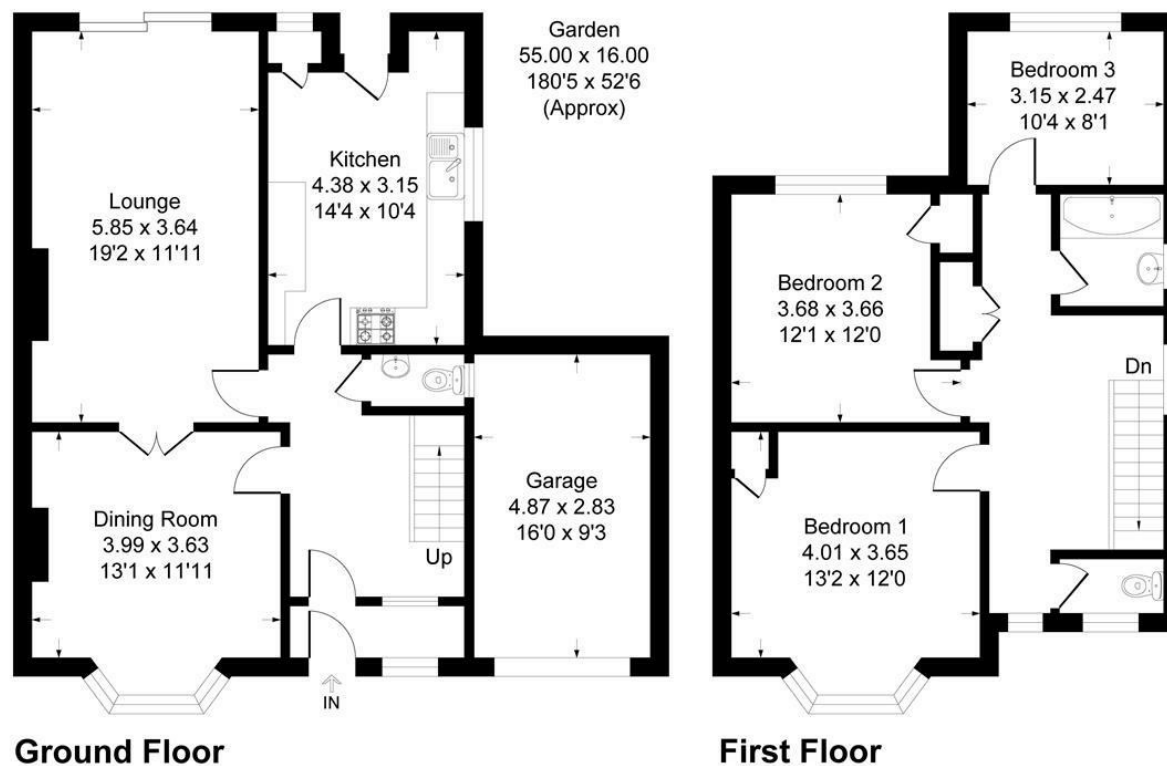


# Cob House, Long Mill Lane, TN15

Approximate Gross Internal Area 128.6 sq m / 1385 sq ft

Garage = 13.7 sq m / 148 sq ft

Total = 142.3 sq m / 1533 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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