

Primrose Bank

Church Hill, Plaxtol, Sevenoaks,



A charming detached six bedroom home approaching 4000 square foot in the heart of Plaxtol village with no onward chain.



Summary of accommodation

Main House

Ground Floor: Kitchen | Dining Room | Living Room | Snug | W/C

First Floor: Principle suite | Dressing room and ensuite | Three additional bedrooms
Family bathroom and shower room

Annexe

Double bedroom and bathroom

Outside

Detached double Garage | Summer house and garden shed

Garage offers potential for loft conversion, subject to the usual planning permissions being granted





Situation

(Distances and times are approximate)



Primrose Bank is situated in the centre of the sought-after village of Plaxtol, which benefits from a Village Store & Post Office, Pub, Nursery and Primary School. A more comprehensive range of shops and restaurants can be found in Tonbridge and Sevenoaks, 5.1 miles and 7.1 miles away respectively.



There are numerous schools in the area including Plaxtol Primary School, the public schools in Sevenoaks and Tonbridge, as well as the highly sought after grammar schools in Sevenoaks, Tonbridge and Tunbridge Wells. i



The property is conveniently placed for access to the M25, M20 and M26, providing links to the national motorway network, London, Channel Tunnel, Kent coast, and Gatwick, Heathrow and Stansted airports



The train line through these two gives a fast regular service to London Bridge, Cannon Street and Charing Cross. Borough Green, 3 miles away, has day to day amenities and a mainline station with trains to London Victoria and Charing Cross.





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Nestled in the picturesque and sought-after village of Plaxtol, this substantial six-bedroom detached home offers a versatile living space, a generous private garden with detached double garage and ample off-street parking.

Currently configured as two self-contained dwellings, the property provides a rare opportunity for multigenerational living or easy reconfiguration back into a single home. The two homes are currently linked internally on the ground floor by a spacious sitting room with connecting door to each side which can be locked, removed, or the ground floor remodelled to suit your needs.

Enter the main house through the left-hand front door into a welcoming hallway with cloakroom and snug to your right. To the left, a spacious kitchen/family room comprises cream units with granite worktops, a central island and Rangemaster cooker with an adjacent utility room. The dining room has French doors to the outside terrace. Upstairs, you'll find the principal suite with dressing area and ensuite shower room. There are two further bedrooms, one with a balcony which are both served by a family bathroom.

The annexe, on the right, has its own private entrance opening into a hallway alongside a study and ground floor WC. The beautifully appointed shaker-style kitchen is painted a soft grey, featuring granite worktops, Neff appliances, a large Island and double butler sink, all set against stone flooring. Bi-fold doors open out to the garden and terrace. The sitting room features a characterful wood burner with brick surround and French doors to the terrace. Upstairs there is a principal bedroom suite with dressing room and ensuite bathroom and a further double bedroom served by a stylish bathroom with roll-top bath and marble walk-in shower.





Outside

The generous and private rear garden has a large terrace across the back of the house and is predominantly laid to lawn bordered by spring bulbs, a charming pond, summer house, and garden shed. To the front the spacious driveway provides off-street parking for multiple vehicles, complemented by a substantial detached double garage. The garage offers potential for loft conversion, subject to the usual planning permissions being granted.

Property Information

Tenure: Freehold

Local Authority: Tonbridge & Malling Borough Council

Council Tax: Band G

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

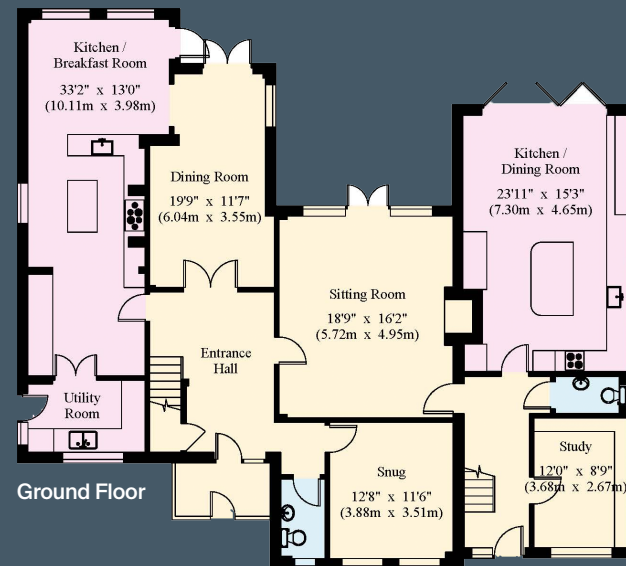
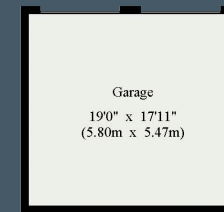
Approximate Gross Internal Floor Area

House - 220.7 sq.m / 2375 sq.ft

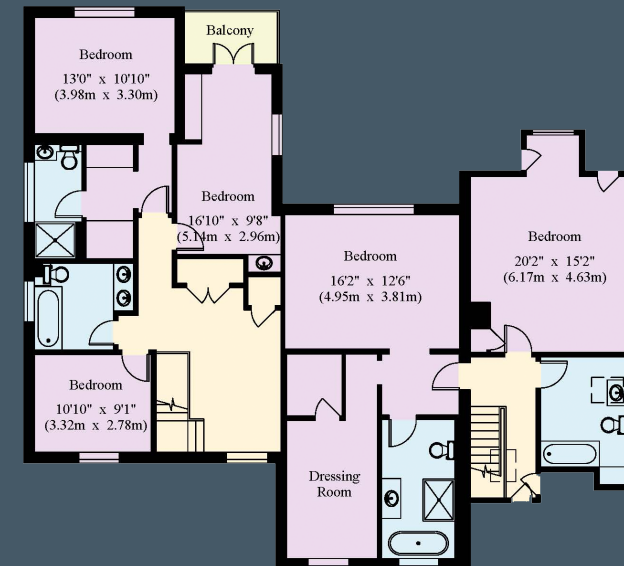
Annexe - 149.0 sq.m / 1603 sq.ft

Garage - 31.7 sq.m / 341 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated April 2025.

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