



PADDOCK CLOSE

Platt TN15



DETACHED HOUSE IN THE POPULAR VILLAGE OF PLATT

Paddock Close is a quiet cul de sac found just out of the village centre offering convenient access to local amenities. It's just a short walk to the village pub, church, and primary school, as well as Stonehouse Field recreation ground and scenic walks through Platt Woods.



Local Authority: Tonbridge & Malling District Council

Council Tax band: G

Tenure: Freehold

Service Charges: Paddock Management Association - £150 poer Anum



ACCOMMODATION & GARDENS

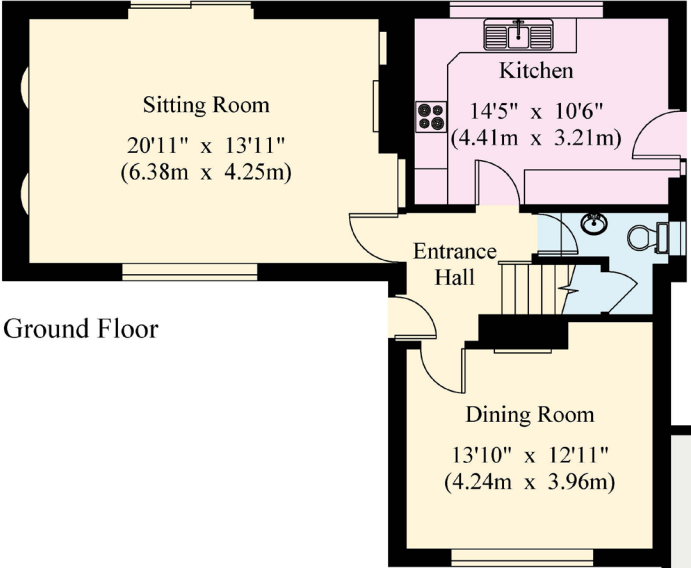
The ground floor layout blends character with opportunity, offering a practical and comfortable setting with the potential to personalise and enhance.

The spacious dual aspect sitting room features large double patio doors.. Adjacent to the sitting room is a bright dining area, ideal for family meals and entertaining. The kitchen, currently well-equipped, also offers potential for updating, with ample space to create a more modern layout for family living.

The first floor has three well-proportioned bedrooms, including a generous, light-filled principal bedroom with fitted wardrobes. The second and third bedrooms are of a similar size, offering versatility for family living or home working. The family bathroom completes the upstairs accommodation.

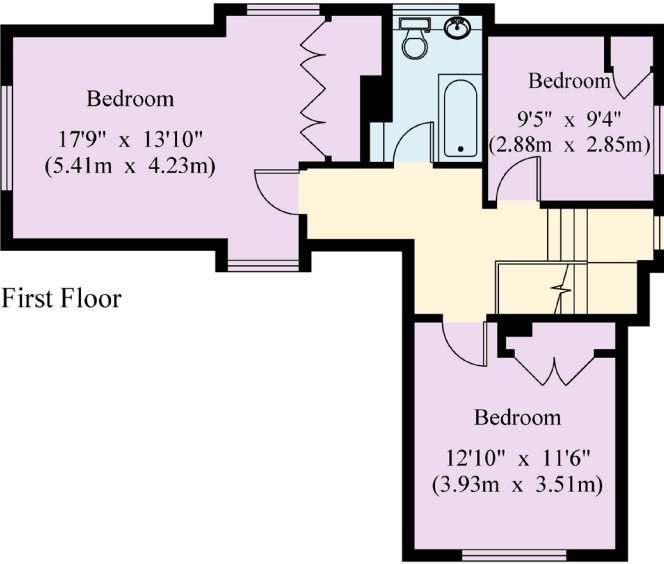
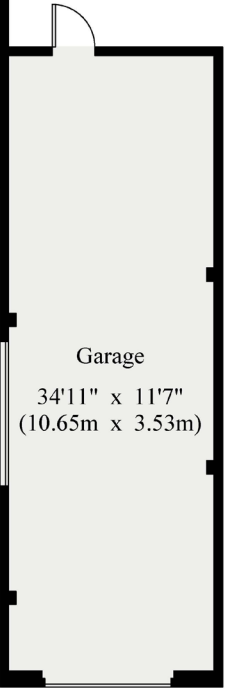
Overall the property offers seamless flow with good natural light throughout. The rear garden has been lovingly maintained, featuring a generous patio area perfect for outdoor dining, a level lawn, and an abundance of mature planting. At the far end of the garden, an archway opens onto a communal paddock, owned by the residents association and for their exclusive use. This shared space hosts two annual community events – a summer BBQ and a bonfire night celebration.





20 Paddock Close

Gross Internal Area : 168.6 sq.m (1814 sq.ft.)
(Including Garage)



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.

Approximate Gross Internal Area = 168.6sq m / 1814 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. (ID767266)

We would be delighted
to tell you more.

Matthew Hodder-Williams

M: +44 7929 793 159 T: +44 17 3274 4460

E: matthew.hodder-williams@knightfrank.com

Knight Frank Sevenoaks

113-117 High Street, Sevenoaks, Kent

TN13 1UP

knightfrank.co.uk

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