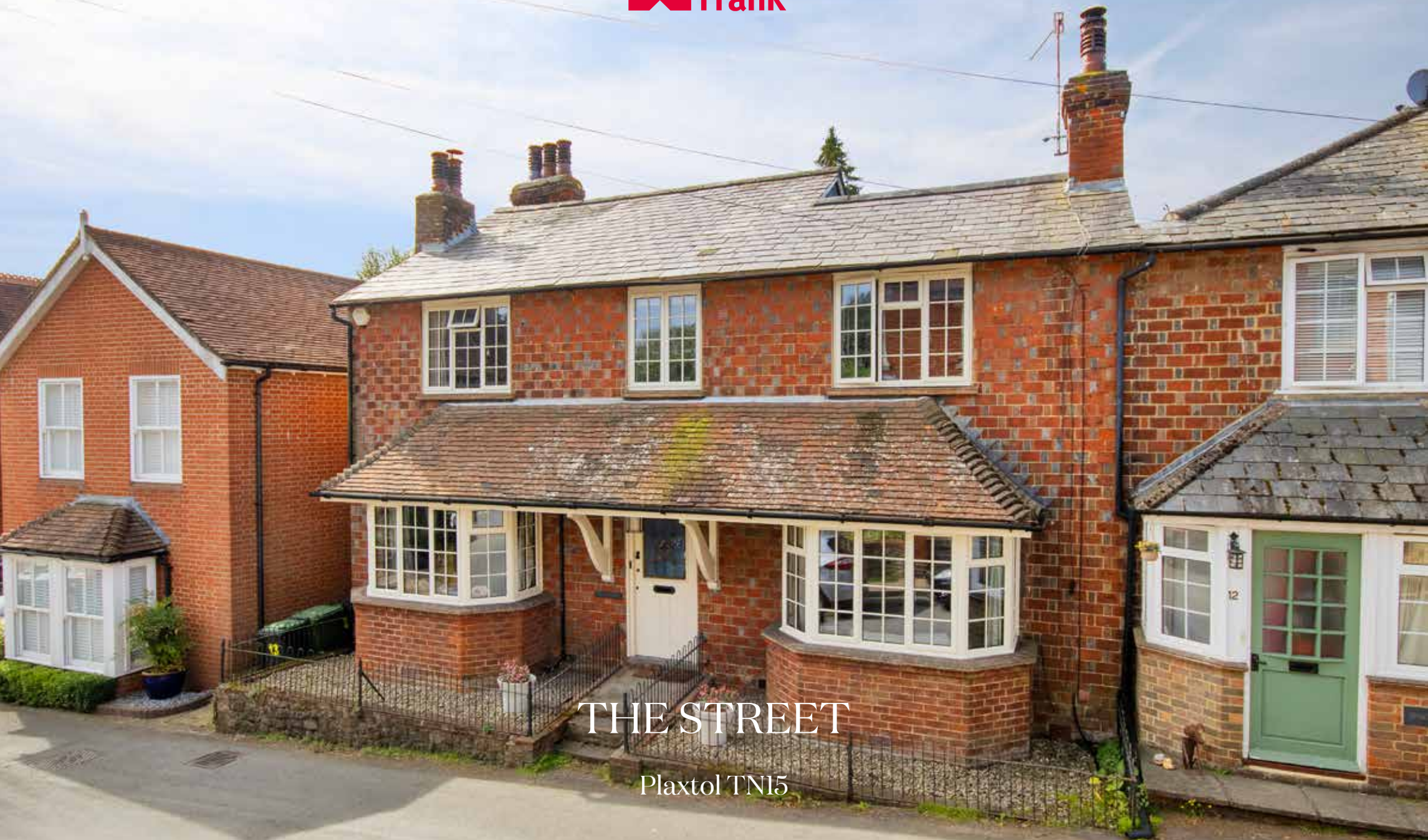




THE STREET

Plaxtol TN15



CHARMING VILLAGE HOME WITH SOUTH-FACING GARDEN

This beautifully presented four bedroom double-fronted character property has been extended and thoughtfully updated to offer spacious, versatile living with a perfect blend of period charm and contemporary style.



Local Authority: Tonbridge & Malling Borough Council

Council Tax band: G

Tenure: Freedhold



THE PROPERTY

Approached via steps leading to a canopied front door with coloured leaded light inlay, the welcoming reception hallway features an elegant staircase to the first floor and leads to the two generously proportioned reception rooms, each with deep bay windows, wood-burning stoves, picture rails, and built-in storage.

The impressive kitchen/dining/family room offers a versatile space. The kitchen has an extensive range of shaker-style units, an island with woodblock worktops, travertine flooring, and LED downlighting. Appliances include a Neff eye-level oven, induction hob and Bosch dishwasher. The dual-aspect dining and family area enjoys garden views through modern glazed windows and French doors. A spacious study with a bay window overlooks the garden and provides access to a utility/cloakroom complete with WC and space for laundry appliances.







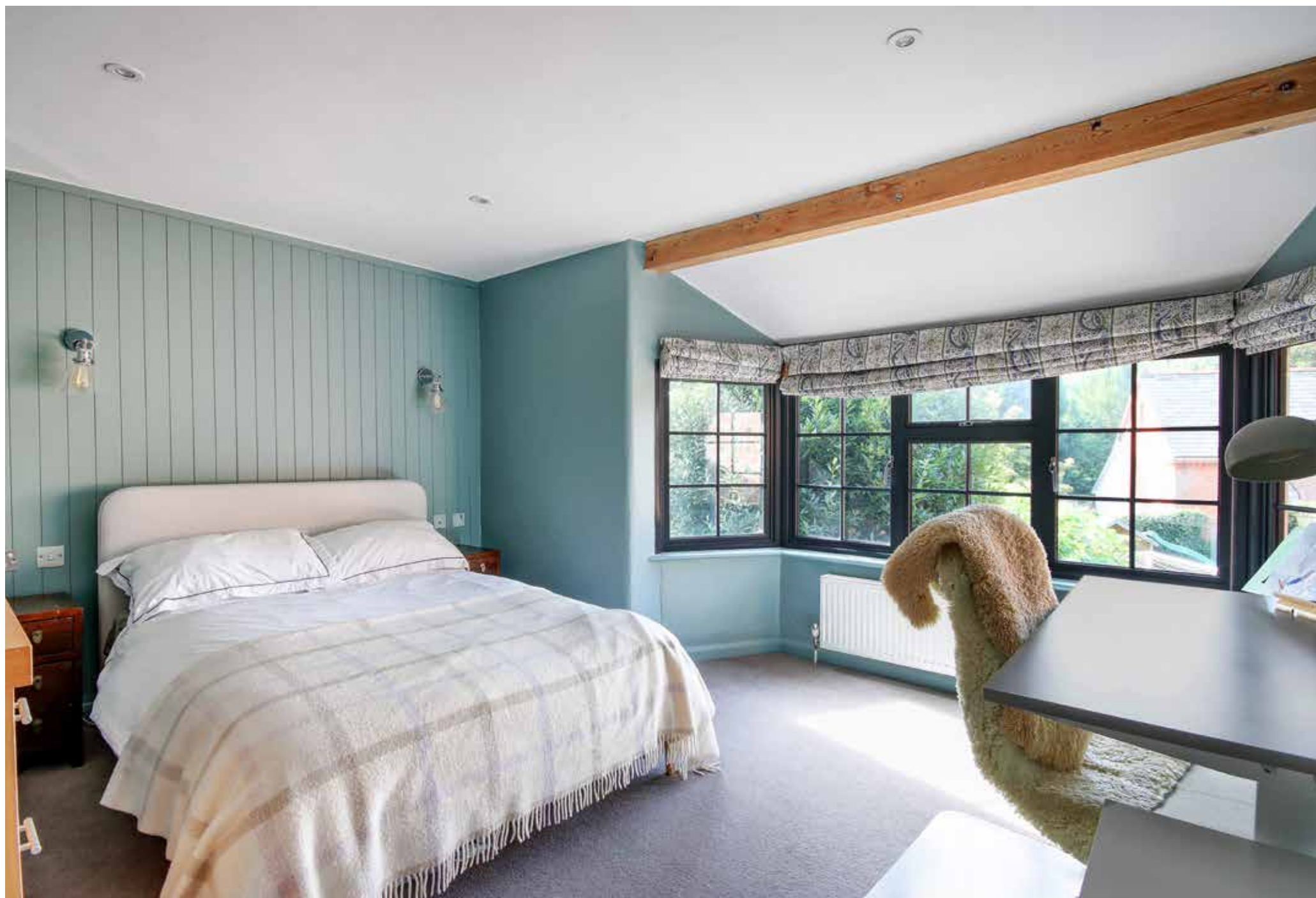
FIRST FLOOR & GARDEN

Upstairs, the attractive split-level galleried landing features a reading nook with fitted bookshelves and a front-facing window, plus access to the loft via a hatch with drop-down ladder and lighting.

The principal suite has a vaulted ceiling, exposed beams, and dual-aspect views to the rear and comprises a dressing room and luxurious en-suite bathroom with twin vanity basins, a freestanding bath, separate shower and underfloor heating. The second bedroom overlooks the rear garden through a bay window and features an attractive panelled accent wall. Two further double bedrooms, both with front-facing aspects (one with fitted furniture), and a well-appointed family bathroom complete the first floor.

Outside, the landscaped rear garden enjoys a sunny southerly aspect and is laid to lawn, with a stone terrace perfect for al fresco dining. A pathway runs along one side, bordered by mature planting. Steps and a wooden gate lead to the village centre, nearby parking, and the local primary school. Additional features include a garden shed with power, and hot and cold external taps.







LOCATION

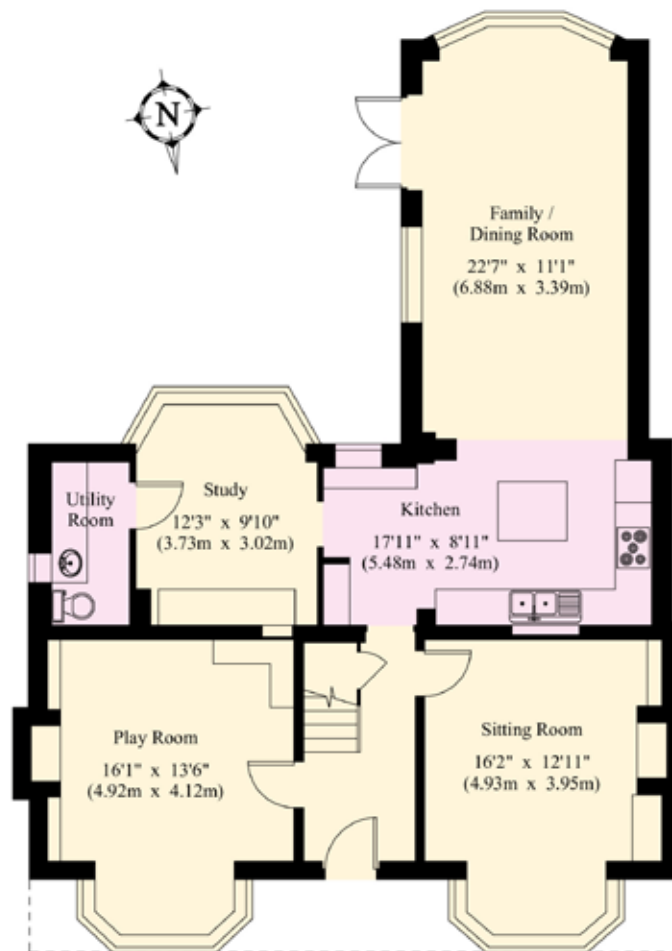
Plaxtol is a traditional English village, featuring a country pub, church, village store with post office, a cricket pitch with playground, and a well-regarded primary school.

Borough Green (4 miles) offers train services to London Victoria/London Bridge, while Sevenoaks (7 miles) provides fast and frequent connections to London Charing Cross/Cannon Street and London Bridge (from 22 minute). The M20 at Wrotham Heath gives convenient access to the motorway network.

Shopping and recreational facilities can be found in Tonbridge and Sevenoaks as well as Bluewater Shopping Centre. Local primary schools include Plaxtol, Shipbourne, and Ightham, with secondary options in Sevenoaks including the Grammar annexes. Highly regarded grammar schools are also available in Tonbridge / Tunbridge Wells.







Ground Floor

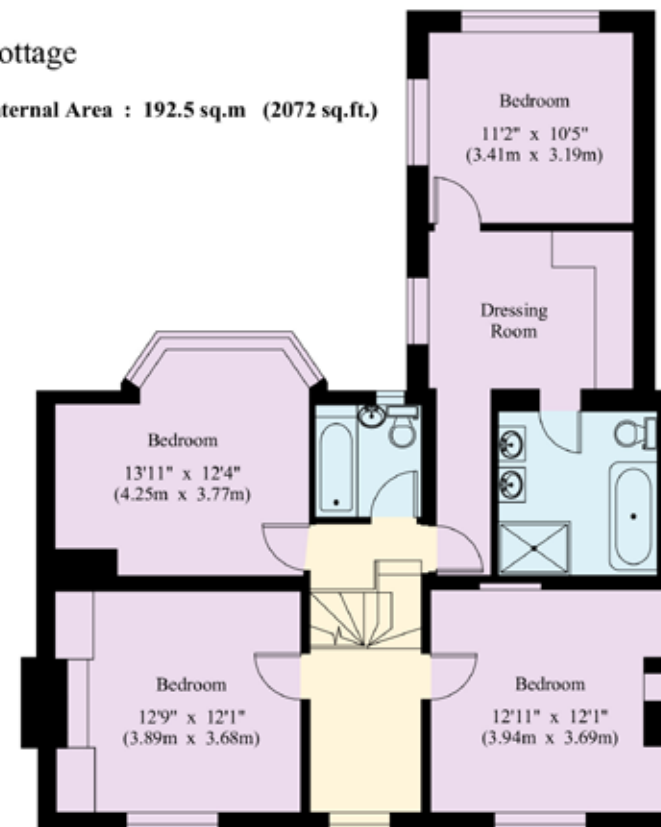


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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

The Cottage

Gross Internal Area : 192.5 sq.m (2072 sq.ft.)



First Floor

Approximate Gross Internal Area = 192.5 sq m / 2072 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)



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