



Ibbett Mosely

6 Bourne Vale, Plaxtol, Kent, TN15 0QT



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A rare opportunity to buy a two bedroom home in Plaxtol that is modernised and offers great sized accommodation throughout with the fantastic addition of a private West facing garden, garage and Drive. To be sold with NO ONWARD CHAIN

With two double bedrooms, two bathrooms, good sized modern kitchen and large lounge diner with open fireplace.

Guide price £325,000 to £350,000

- Modernised Throughout
- Two Bedrooms, Two Bathrooms
- Accomodation over Two Floors
- West Facing Private Garden
- Large Garden Room - EPC E
- Garage & Drive
- Long Lease of 115 Years
- Popular Plaxtol Village
- No Onward Chain
- Guide Price £325,000 to £350,000

Available to the market with NO ONWARD CHAIN is this modernised and extended TWO BEDROOM, TWO BATHROOM maisonette. With its own PRIVATE GARDEN and GARAGE.

Situated in a stunning and popular village of Plaxtol at the end of a quiet cul de sac the maisonette's main accommodation is provided over two floors with an entrance and stairwell from the ground. Ideal for those looking within a budget and want a connected village life with a local pub and convenient village store but within a 5 minute drive of central Borough Green with its mainline station to Charing Cross, London Bridge and Victoria taking a further 40 mins travel!

Description

Approached at the end of a quiet cul de sac the property is accessed by a drive giving parking in front of its own garage. The access to the property is via its own front door which has a small entrance area with wooden stairs leading to the first of two

floors accommodation. A central hallway gives access most of the main accommodation including a very nicely sized lounge diner to the front of the property with two windows looking out over the cul de sac. A feature wood burning stove offers a fantastic focus to the room that is big enough to provide space for dining. Stairs to the further floor are at the other end of the room as well as two storage cupboards. A very modern kitchen, again of good size with a window overlooking the rear garden to the West, is set out in the tried and tested u shaped cupboard arrangements and offers space for utilities. A very nicely appointed shower room with marble tiling and black fitments is right up to date and this serves the double bedroom on this floor to the end of the hallway.

Upstairs is the master suite accessed via the stairwell in the lounge to an almost square main bedroom with velux style windows to front and rear allowing light morning and evening into the room. A bank of wardrobes to one wall gives great storage

as well as access to the eaves to front and back. A further large cupboard returns to the stairwell. Ensuite bathroom facilities are provided with a classic honed stone tiling and an modern egg shaped bath. Velux style windows to the side gable allow light and air into the room.

To the rear accessed by a walkway beside the garage is a delightful, private West facing garden. A large patio and gazebo set the stall for entertainment, two vines are planted at the base to provide delightful dappled coverage of this area. To the back of the garden is a very large garden room with power light and water. An ideal place to work from or entertain, we are sure you will be impressed to consider all the options this may give.

A garage is provided as previously mentioned and parking in front of it. Further parking can be taken up in Long Mill Lane.

Plaxtol Village

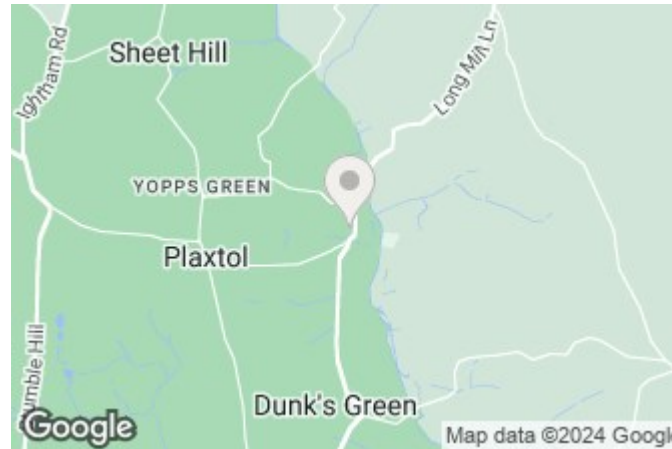
Plaxtol is located to the east of Sevenoaks and north of Tonbridge, surrounded by countryside walks in the North Downs, the picturesque village of Plaxtol has a thriving community spirit and a good range of day-to-day amenities including a parish church, village store with Post Office, public house, cricket club, two recreation grounds and a popular primary school.

The market town of Tonbridge offers a wider range of retail and leisure activities, with many high street and independent stores together with banks and building societies, a selection of coffee shops, restaurants and public houses, sporting clubs, a leisure centre and Tonbridge Park which offers covered and open air swimming pools, tennis

courts, children's play areas, a miniature railway and putting green.

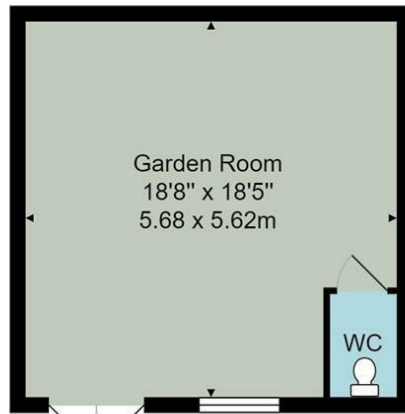
Nearby Sevenoaks offers a comprehensive selection of shops, restaurants and supermarkets including Waitrose, and a mainline station with services to central London in around 30 minutes. Communications links are excellent, with easily accessible links to major regional centres and the national motorway network via the M26 and M20 and two nearby train stations at Borough Green and Sevenoaks, both with regular direct links to central London.

The area offers a wide range of state primary and secondary schooling together with Weald of Kent Grammar School, Tonbridge Grammar School for Girls, Judd boys Grammar School and a good selection of independent schools including Sevenoaks Prep, Hilden Oaks, Hilden Grange, Sackville, Tonbridge, Sevenoaks, Walthamstow Hall, Solefield, Somerhill and The Granville.

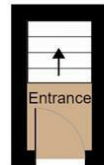


EPC Rating- E

House Approx. Gross Internal Area
884 sq. ft / 82.2 sq. m



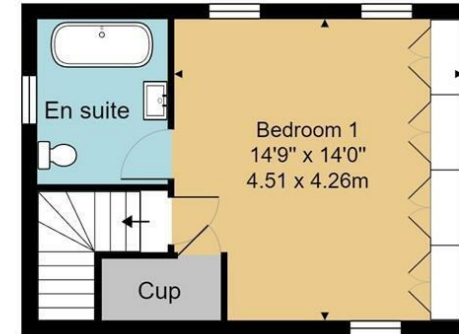
Area: 344 ft² ... 31.9 m²



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

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