



Ibbett Mosely

Kettle Cottage Long Mill Lane, Platt,  
TN15 8NB



## Kettle Cottage Long Mill Lane, Platt, TN15 8NB

Available with **NO ONWARD CHAIN** and for the first time this century is this beautifully appointed characterful cottage style detached family home in the sought after village of St Mary's Platt.

Offering good sized accommodation throughout with three separate reception rooms, four double bedrooms, two bathrooms, utility room, good sized gardens and parking for multiple cars in an idyllic country lane.

**Offers invited over £1,000,000**

- Semi Rural Location
- Three Reception Rooms
- Beautiful Gardens in Corner Plot
- Offers invited over £1,000,000
- Characterful Kentish Ragstone & Tiled Cottage
- Popular Village of St Mary's Platt, Two Miles from Borough Green
- NO ONWARD CHAIN EPC D
- Timber Framed Porch
- Off Street Parking & Garage for Multiple Vehicles
- Accompanied Viewings

Kettle Cottage sits within one of the most popular locations off Long Mill Lane, in the sought after village of St Marys Platt. An extended Kentish Ragstone and tiled cottage within a triangular plot in this semi rural idyll just 2 miles from central Borough Green with all its amenities and mainline station to London.

### Description

Set on the corner plot between two country lanes the property is accessed via five bar gate into a gravelled driveway with parking for multiple cars including a garage. A pretty cottage style garden is the first thing you notice before seeing the double gabled rear of the cottage with its ragstone walls and hung Kent tiles giving clues to its characterful interior. A recently added quality Oak timber framed covered entrance area gives access to the rear, as most country homes do, to the fitted country style kitchen. Square in shape and offering a view from the sink out to the garden area and veggie patch. Onward travel leads you into very well sized formal

dining area directly off the kitchen that could be opened up if required to establish the more open plan living the market craves for. Off this room is a central lobby giving access to the utility room and downstairs shower room including wc and wash hand basin. To the other side of the kitchen is a large living room with feature fireplace. A double aspect to this room with four windows streaming light in. This offers an opening into a sitting room, a cosy space with another open fireplace and a great place to retire with a good book.

Upstairs is a very sizeable landing that has been used as a study area that offers onward travel to the four double bedrooms and family bathroom. The largest bedroom offers a wall of built in wardrobes and is 18 by 12 ft with double aspect windows. All of the other bedrooms are of similar size two of which have built in storage. The family bathroom is also spacious with modern fittings offering built in vanity storage.

Externally the property sits in a triangular plot between two country lanes. The front garden offers a stepped lawn and path to the beautiful covered entrance that is rarely used but gives off the period country style. Borders to both gardens are well stocked and a veggie patch has been very productive in its time. Various outbuildings store essentials including a stock of wood for the open fires.

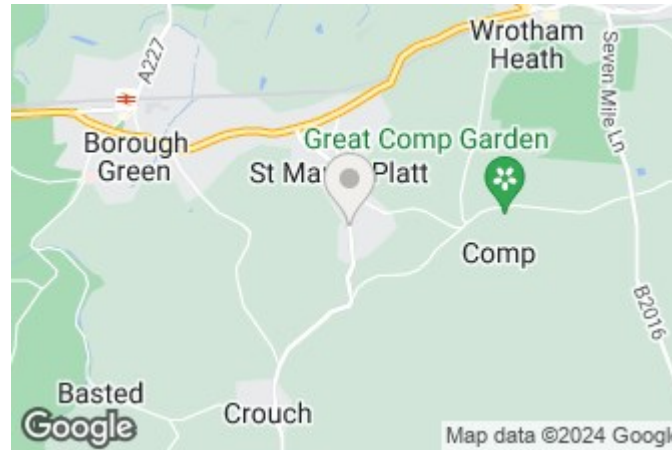
We are excited to offer this rarely available home and can't wait to show you round.

#### Location

The house is located on the edge of St. Mary's Platt and within easy reach of Borough Green with its station (37 minutes to Victoria and Charing Cross or London Bridge), shops and amenities. Comprehensive shopping and further transport links are provided from nearby Sevenoaks, Tonbridge and Maidstone.

The area provides a wide range of excellent schools including primary schools in St. Marys Platt and Borough Green to the Grammar and private preparatory and secondary schools in Sevenoaks, Tonbridge and Maidstone (including Sevenoaks School, Tonbridge School, Maidstone Grammar School, The Judd School, The New Beacon, Sevenoaks Prep, St. Michaels Prep School and Walthamstow Hall) whilst there is a wide range of leisure facilities and sports clubs within a close range of the house.

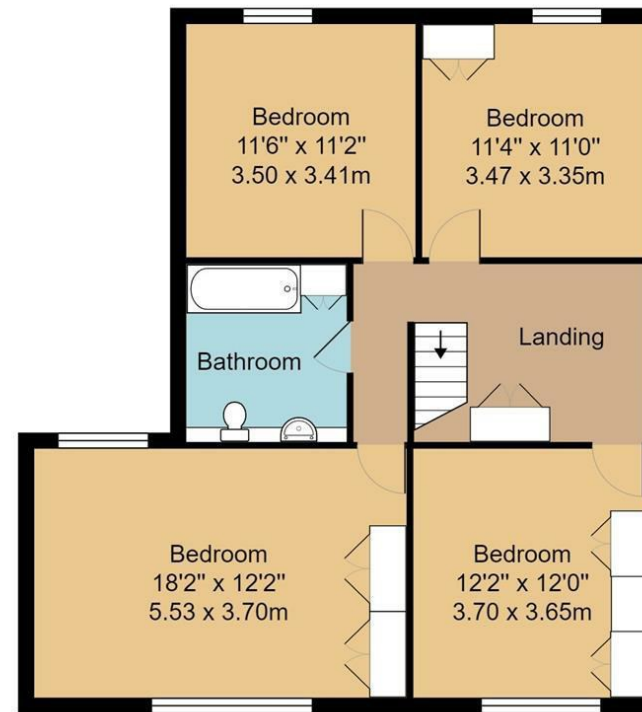
Nearby access to the M20 then gives great links to the M25 and the airports at Gatwick and Heathrow together with London and the wider UK motorway network.



# EPC Rating- D



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1746 ft<sup>2</sup> ... 162.2 m<sup>2</sup>

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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