



Ibbett Mosely

16 The Street, Plaxtol, TN15 0QQ



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Offering **TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS, PRIVATE GARDEN** and **OFF ROAD PARKING**, this period cottage is ideal for those looking to buy a first home or downsize.

Situated in the heart of Plaxtol it will always prove popular, especially as it is being sold with NO ONWARD CHAIN.

Guide Price £400,000 to £425,000

- Period Cottage EPC D
- Refurbished inc Roof, Electrics, Plumbing in 2000
- Two Reception Rooms
- Guide Price £400,000 to £425,000
- Popular Plaxtol Village
- NO ONWARD CHAIN
- Village Store, Pub, Excellent Junior School and Church Nearby
- Two Double Bedrooms
- Private Garden
- Off Street Parking to Rear

A typical village cottage in the heart of popular Plaxtol, opposite the village stores and within a 100 metres of the local pub and Plaxtol Primary School!

Modernised at the turn of the century including electrics and plumbing the house has been much cherished by its current owner and is now available for sale with NO ONWARD CHAIN.

Description

Before entering the house you get a real sense of village life situated opposite the local store in this wonderful Kent Village of Plaxtol. Sitting on the main street that runs through the centre of the hamlet you can see the history and different periods of buildings, the change of usage of some of them and adaptations to meet modern needs, but without losing the charm of when they were first built.

The property offers all that you would expect from a cottage, a door from the street leads into the first reception room with a feature fireplace with a brick

surround and wood burning stove. A great start to the tour! A door leads to the second reception area which has been opened to a kitchen giving a sociably connected space that many are looking for. The dining area has storage cupboards and is of good size to accommodate a table and chairs. Stairs run to the first floor back towards the front of the property from this area. A good sized kitchen for a cottage sits at the end of this space that has made clever use of the wall space to incorporate good storage. Tiled floors and splashback areas make for good functionality as does the sink overlooking the window to the garden. A central skylight offers great light to the kitchen which is also borrowed by the dining space. A further door leads to a rear lobby that gives access to the garden and includes a storage cupboard. The bathroom is on the ground floor as so many cottages of this period are and has been modernised at the turn of the century.

Upstairs offers a simple layout with two double

bedrooms off a small landing with the main room to the front. A period fireplace with alcoves either side gives potential for built in storage / wardrobe space. The second bedroom looks out over the rear and has a built in cupboard using the space over the stair well.

The garden is private and enclosed and access from the rear via the parking bay allocated to the house. A winding pathway and feature beds lead from the house to a centrally located summer house.

Plaxtol Village

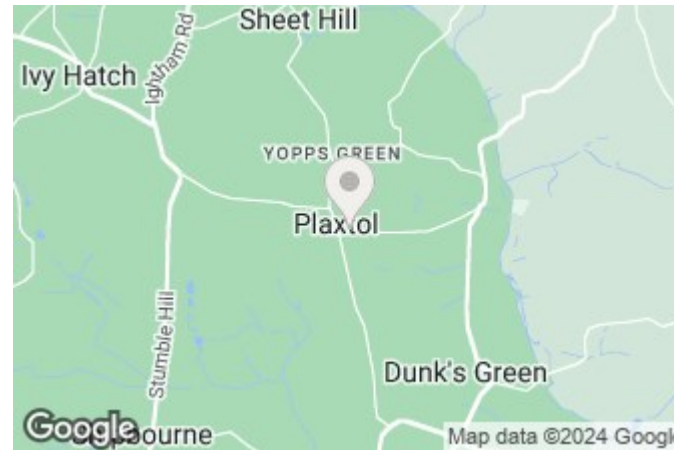
Plaxtol is located to the east of Sevenoaks and north of Tonbridge, surrounded by countryside walks in the North Downs, the picturesque village of Plaxtol has a thriving community spirit and a good range of day-to-day amenities including a parish church, village store with Post Office, public house,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

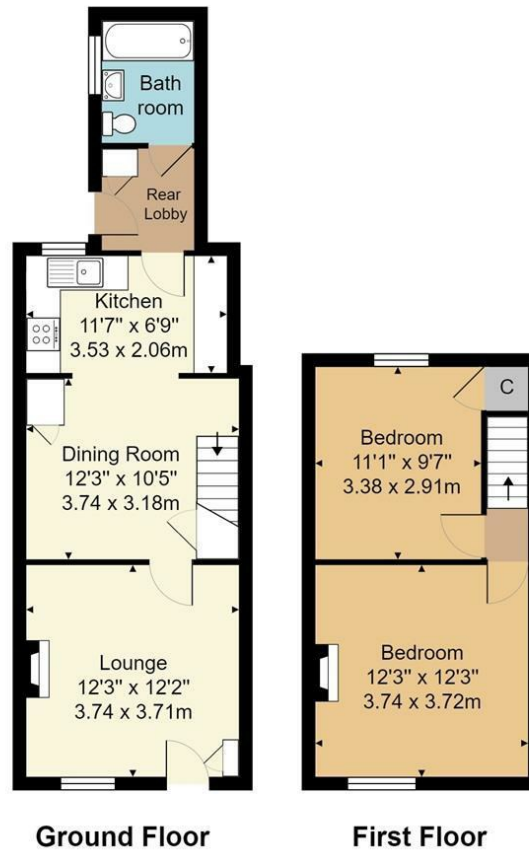
Nearby Sevenoaks offers a comprehensive selection of shops, restaurants and supermarkets including Waitrose, and a mainline station with services to central London in around 30 minutes. Communications links are excellent, with easily

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- D



Approx. Gross Internal Area 726 ft² ... 67.4 m²

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.



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