



Ibbett Mosely

6 Basted Mill, Basted Lane, Borough Green,  
Kent, TN15 8LP







Close to 3,500 sq feet this family home offers a great opportunity to a growing family to buy into this well connected area within a mile of central Borough Green with its mainline station to Victoria and Charing Cross, but a world away from the hustle and bustle of town life in this idyllic location. A mix of woodland, mill pond and grassland leading to country walks, pubs and small hamlets that all need investigation.

The house itself offers so much with its social formal garden and woodland terraced space giving great opportunity to make into a fantastic variety of different garden areas. We can't wait to hear your ideas on how best you would use them.

Guide Price £1,250,000 to £1,350,000

## Description- Main House

Approached via a small cul de sac style entrance the property sits well in its environment and has matured well into the semi woodland plot which gives it privacy. The gated drive gives plenty of parking for multiple vehicle on the drive plus a triple fronted garage with electric opening doors for ease of use.

The house welcomes you from the drive by a walkway leading to covered door into a spacious double height entrance hall. Ideal for huge Christmas trees as the current vendors would vouch spanning both floors the hallway sets the tone for the rest of the house offering volume and a bright feel throughout. A useful cloakroom to the right as you enter will prove a must for the family buyer this home would suit. The hallway offers access to all downstairs areas including the main reception room with a square bay window to the front and feature fireplace. It also benefits the first example of bespoke carpentry with a large storage cabinet to one corner with inlay marquetry and veneers used to great effect.

Double doors step up into the fantastic bright and sunny kitchen, a stunning bespoke design from Johnny Grey who looks to the past in his designs contemplating the usage of the room to come up

- Spacious Detached Family Home with No Onward Chain
- Potential Annexe or Separate House utilising Triple Garage Subject to Planning
- Five Spacious Bedrooms & Three Ensuites
- Bespoke Kitchen & Carpentry by Johnny Grey
- Large Social Open Plan Kitchen Dining Living Space
- Mix of formal and Woodland Garden
- Select Development in Area of Outstanding Natural Beauty
- Within a Mile of Central Borough Greens Mainline Railway
- EPCC
- Guide Price £1,250,000 to £1,350,000

with a layout and form that suits its needs in a contemporary way but utilising quality materials and workmanship using solid wood and bespoke carpentry. His ideas call upon traditional knowledge and each design is individual to its space and clients needs. This continues into a central space within the room and a large window seat storage unit that wraps around the window over looking the garden to the rear. A formal dining room finishes off this almost 40 ft room across the back of house with two separate double french doors to the garden beyond. Engineered solid North American oak floors run throughout the room. A central door leads back to the hallway for great flow.

A snug is also provided which gives a cosy space to enjoy music or could be used as a playroom or study. A utility room finishes off the ground floor with access to the side of the house for ease to take laundry to the garden.

Upstairs the galleried landing looks down over the hallway offering a great sense of space and offers access to all bedrooms and bathrooms. The principle suite offers a very well proportioned room overlooking the front sitting above the main reception and feels like it creates its own wing of the house as it offers a dressing area with built in







triple wardrobes that in turn lead to very nicely sized modernised ensuite shower room. This has double sinks with anti fog vanity mirrors and a walk in shower with wet room style runaway, very much the modern way of doing things. A further four double bedrooms, with three overlooking the rear garden and another the front to the other side of the house are provided. Two of them have immediate access to bathrooms including one with a Jack and Jill arrangement to form a family bathroom also.

**Description - Detached Garage & Office**

One of the major benefits of this home is its great flexibility. The detached triple garage gives this in spades and has fantastic kerb appeal in its own right. A triple garage which is open internally with three electric up and over doors makes it both easy to use and spacious for all manor of uses including potential conversion. Two doors lead out of this space and a central window to the rear offers light, One door leads to the side garden and the other to a stair case and external door that lead to the first floor. Above the garage is a very large space replicating that below that is split into a wide living space and two further rooms, one being a fully fitted bathroom and the other a store but big enough to become a good sized kitchen with services for gas and water, currently capped off. Used as work from home space this offers up the flexibility to be an independent living area with little work required, just the kitchen area to consider or look to convert the whole space including the garage to make a completely separate dwelling. This would of course be subject to planning and building regulations but would have precedent. It truly could be many things to many people and we are interested to hear your thoughts on how you would use this space.







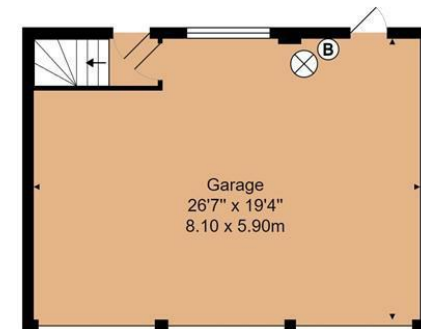
## Gardens

The property serves many purposes as we have seen as do the gardens. To the front of the house is a cottage style garden with mix of planting and flowers to offer great kerb appeal. To the rear of the main house is a circular lawn with brick paved borders and further beds with grasses and mature planting connected to the house via a partially covered patio area off the kitchen and dining area.

To the rear and side of the house is a split level walkway and raised patio that partially uses the banking into the woodland to give dining options to make the most of the environment. This in turn leads to a walkway that steps up the bank leading into the woodland part of the garden with areas along the way to stop and sit, barbeque and socialise. All with differing views of the house and area. This culminates in a woodland garden that is fenced off from the extended woods beyond that has so much potential to become a great space to take in the nature around you.

## Basted Mill

The property is on the rural edge of the hamlet of Basted with its pub and country walks an area of outstanding natural beauty and a firm favourite for walkers and runners alike. A meandering stream, gardens and woodland set the tone yet still conveniently located for all amenities and the station being less than a mile away. Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling. London Commuter services run from the station on the Victoria line with Charing Cross services also. Sevenoaks is a short distance of around 6 miles from the property with its bigger town feel and historic buildings as well as further commuter options There are excellent motorway links via the nearby M20/M26 leading to the M25 in either direction. Sevenoaks is about 7 miles to the west and Maidstone about 10 miles to the east. Schools are excellent close by in the Borough Green and Ightham area as well as lots of choice in Sevenoaks for secondary education.



House Approx. Gross Internal Area 2442 sq. ft / 226.9 sq. m  
 Approx. Gross Internal Area (Incl Garage) 3458 sq. ft / 321.3 sq. m

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**

**Borough Green 01732 882266**

EPC Rating- C

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