



Ibbett Mosely

Granville Maidstone Road, St Mary's Platt,
Kent, TN15 8JJ



A fabulous period home in the village of St Marys Platt within easy reach, 1 mile from central Borough Green with its mainline station linking Charing Cross, London Bridge and Victoria. Amenities and great schools are also close by, along with Doctors Surgery & Dentist.

The house has all the charm of a period home with modern facilities but also has the added potential for an extension to the rear opening up to the kitchen diner to the large garden, as well as the possibility of extending into the large attic to add an additional bedroom and bathroom. Both would of course be subject to planning being granted.

A spacious gravel drive offers good parking plus a garage ideal opportunity for storage, workshop or work from home space.

Guide Price - £575,000

Description

Approached by a spacious gravel drive with room for multiple vehicles the house welcomes you into its enclosed porch giving the opportunity to take off shoes and coats before entering through the period front door and into the charming hallway, which opens up to all areas as well as stairs to the first floor and storage under. The front reception room is bright and cheerful with a square bay to the front and offers period features with built in storage to the alcoves each side of the feature fireplace. To the rear of the house is a similar sized dining room, which opens into the kitchen. A feature fireplace with wood burning stove allows seating space for engaging with the open kitchen area to be able to socialise whilst preparing meals. A small glazed conservatory through French doors from the dining area look

- Beautiful Period Home
- Two Reception Rooms
- Feature Fireplaces
- Fabulous South Facing Garden
- Drive & Garage & Workshop
- Potential to Extend subject to Planning
- Popular St Marys Platt Village
- Close to Schools & Mainline Train Station
- Beautifully Decorated with Period Colours
- EPC rating D - Council Tax E - Tonbridge & Malling

out over the South facing garden. A useful larder and cloakroom sit opposite sides of the exit to the garden from the kitchen. This is one of the areas that a new buyer may consider an enhancement by extending this space and connecting all as one to create a very spacious open plan kitchen dining living room with outlook to the garden.

Upstairs the house offers three bedrooms. Two very good sized double bedrooms, the largest to the rear overlooking the garden. Both of these bedrooms have built in storage to one side of the respective chimney stacks. The third bedroom to the front is currently used by the vendor as a crafting room but is a good sized single bedroom or study. The attic is another area of potential and like most properties of this period tall gables allow stand up space and ability to develop





into a further bedroom and bathroom, future proofing this home as the family grows. Again subject to planning being agreed.

The South facing garden is a very good size. Properties of this era were designed to be used by families to offer an element of self sufficiency with space to grow produce and keep chickens etc. This house is no exception with it generous garden offering different planting areas including lawn and mature beds, productive spaces and fruit trees. A garage sits in the garden with power and light currently great storage space but, could be adapted further for use as a workshop, games room or work from home space of course.

Location

St Mary's Platt is a sought-after village with a thriving local community, parish church, popular pub and much favoured primary school and village hall. There are lovely country walks on the doorstep. Nearby Borough Green has an excellent range of shops and amenities for everyday needs with further facilities and schooling available in Sevenoaks to the west. Borough Green mainline station is on the Victoria line and now has direct access to the city with popular commuter services to Charing Cross and London Bridge. There are good road links to Wrotham Heath giving access to the M20/M26 and in turn to the M25, London, the coast and Ebbsfleet International station.

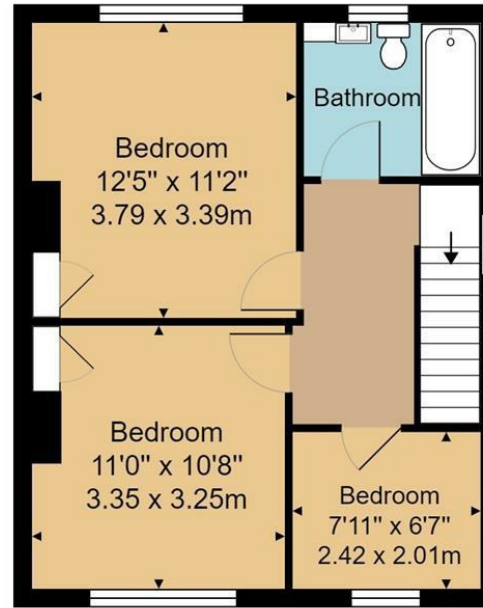


Sevenoaks is within 7 miles for those looking for a bigger town with great amenities.

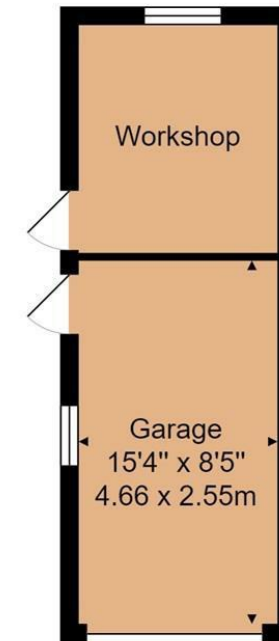




Ground Floor



First Floor



House Approx. Gross Internal Area
1012 sq. ft / 94.0 sq. m

Garage & Workshop Approx. Internal Area
211 sq. ft / 19.6 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.

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Sevenoaks 01732 452246

EPC Rating- D

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