



The Firs Platt House Lane

Fairseat Sevenoaks TN15 7LX

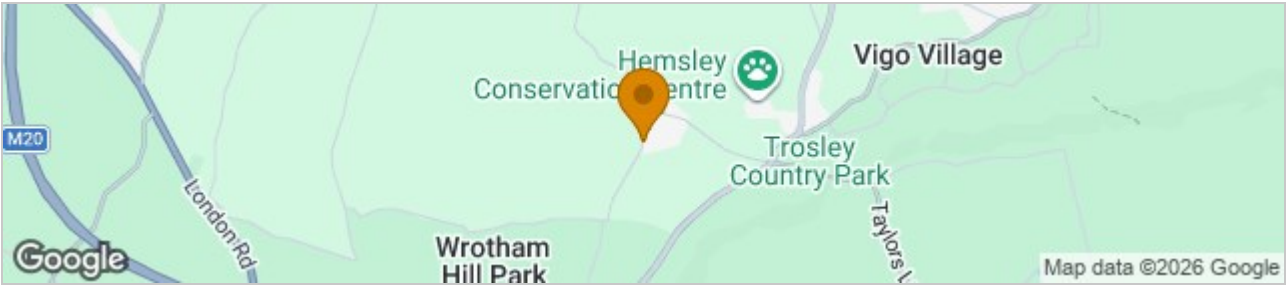
Offers Around £975,000



****Super energy efficient property with 10kw battery storage for the 18 solar panels and an air source heat pump (ASHP)** Electric car charger** EPC-B**
 Nestled in the highly sought-after area of Platt House Lane, Wrotham, this charming DETACHED CHALET STYLE property offers a perfect blend of comfort and modern living. Originally built in the 1950s, this spacious property has been thoughtfully converted and extended, now boasting five well-appointed bedrooms, two bathrooms, and two versatile reception rooms, all within an impressive amount square feet of living space. Upon entering, you are greeted by a welcoming porch that leads into a bright entrance hall. The lounge/diner provides an ideal space for relaxation and entertaining, while the modern kitchen and breakfast room cater to all your culinary needs. A large conservatory enhances the living area, flooding the home with natural light. The original triple tandem garage has been ingeniously transformed into an additional bedroom and a study area, perfect for those who work from home. The first floor features two double bedrooms, one of which is currently utilised as a luxurious dressing room, leading to a stunning rustic-style bathroom that adds a touch of elegance to the home. Externally, the property boasts a vast rear garden, complete with decorative decking and a patio that flows into a generous lawn area. At the rear of the garden, a charming cabin serves as a home office, providing a peaceful retreat for work or leisure. The spacious driveway accommodates up to five vehicles, ensuring ample parking for family and guests. Located in the picturesque town of Sevenoaks, this property is surrounded by the beauty of Kent's countryside while offering urban conveniences. Residents enjoy access to the expansive 1,000-acre Knole Park, top-rated schools, and swift 25-minute train links to London. This delightful home is a rare find, perfect for families seeking both space and a prime location. COUNCIL TAX BAND E



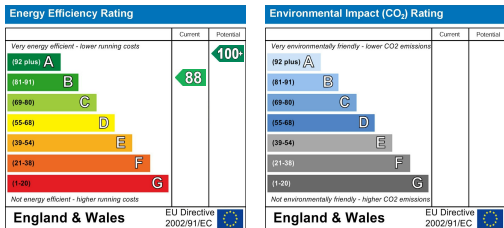
Area Map



Floor Plans

<p>Ground Floor Building 1</p>	<p>Floor 1 Building 1</p>	
<p>Ground Floor Building 2</p>	<p>Approximate total area¹⁾ 2029 ft² 188.4 m²</p> <p>Reduced headroom 11 ft² 1 m²</p>	
<p>(1) Excluding balconies and terraces</p>		
<p>Reduced headroom ----- Below 5 ft/1.5 m</p>		
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: right;">GIRAFFE360</p>		

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.