



FOUNDATION

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2 Forest Villas, Long Mill Lane, Platt, Sevenoaks, TN15 8LQ

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



2 Forest Villas, Long Mill Lane, Platt, Sevenoaks, TN15 8LQ

- Handsome Victorian Semi-Detached Residence
- Over 1200 Sq.Ft Of Spacious Accommodation
- Two Bedrooms & Loft Room
- Opportunity To Enhance & Modernise
- Extensive Driveway & Double Garage
- Garden Stretches Over 150 Ft Long
- Desirable Village Location Close To Seven Oaks
- Excellent Links To London

SITUATION:

St Mary's Platt is a picturesque village set within the Kent countryside, offering a peaceful rural setting whilst remaining exceptionally well connected. The village has a strong community feel, with a church, village hall, playing fields, cricket pitch, play areas and attractive countryside walks, including access to Platt Woods.

Everyday amenities can be found in nearby Borough Green, around a mile away, with a good selection of shops, cafés, restaurants and takeaways, together with a library, doctors, dentists and other local services. The historic village of West Malling is also close by, offering a wider choice of independent shops, restaurants and leisure facilities.

Sevenoaks is approximately seven miles away and is one of Kent's most desirable towns, offering excellent shopping, restaurants, cafés and leisure facilities, together with a highly regarded selection of state and independent

schools. Local education includes Platt C of E Primary School, with further primary and secondary options available in the surrounding villages and Sevenoaks, including Sevenoaks School, Walthamstow Hall, The New Beacon and Solefields.

The area is particularly popular with London commuters. Borough Green & Wrotham station provides mainline services to London Victoria, whilst Sevenoaks offers regular services to London Bridge, Cannon Street and Charing Cross. The M20, M26 and M25 are also easily accessible, providing excellent road connections to London, Gatwick and the wider motorway network.

Maidstone, Tonbridge and Tunbridge Wells are all within easy reach, whilst the surrounding Kent Downs provide wonderful opportunities for walking, cycling and enjoying the countryside. The combination of village life, excellent amenities, schooling and London connections makes St Mary's Platt a highly desirable place to live.



DESCRIPTION:

A handsome Victorian semi-detached residence offering over 1,200 sq.ft of accommodation, a generous driveway and garage, and an exceptionally long rear garden extending to approximately 150ft. Set within the sought-after village of St Mary's Platt, the property enjoys a peaceful village setting surrounded by attractive countryside, whilst being just a few miles from the highly desirable town of Sevenoaks, renowned for its excellent shopping, leisure and schooling facilities together with superb rail connections to London.

The property presents an exciting opportunity for those looking to modernise and enhance a character home, with scope to preserve, restore or reintroduce some of the Victorian features one would expect from a house of this period. There is also considerable potential to improve the layout to suit modern family life.

The side entrance leads into a useful porch and through to the dining room, which sits alongside the kitchen. This area could readily be reconfigured and opened up to create a generous open-plan kitchen/dining space, providing a wonderful heart to the home.

From the dining room, stairs rise to the first floor, whilst a further staircase leads down to the cellar, offering excellent additional storage and further potential.

The sitting room is positioned at the front of the house, providing a separate reception space with plenty of scope to restore its period character.

To the first floor are two bedrooms, with a further staircase continuing to the attic room above. The existing bathroom is currently located on the ground floor, although there is potential to consider relocating this upstairs, subject to the necessary permissions and alterations, to create a more conventional family layout.

OUTSIDE:

The property occupies a particularly generous plot, with the rear garden extending to approximately 150ft. Predominantly laid to lawn, the garden features a patio spanning the width of the property, creating a good-sized area for entertaining and enjoying the extensive garden beyond. To the front, a driveway provides parking for multiple vehicles and leads to the double garage.



TOTAL FLOOR AREA: 1210 sq. ft (112 sq. m)



EPC RATING
E



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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