



Ibbett Mosely

11 Basted Mill Basted Lane, Borough Green, Nr Sevenoaks, TN15
8LP



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A WELL-PRESENTED SEMI-DETACHED MODERN COTTAGE IN A LOVELY COUNTRY SETTING OFFERED WITH NO ONWARD CHAIN AND READY TO MOVE STRAIGHT IN.

**GUIDE PRICE £475,000 FREEHOLD
Council Tax Band F; EPC Rating C.**

- 3 cosy bedrooms upstairs
- Dining area and kitchen with garden view
- Extra parking at the rear
- EPC rating C; Council Tax Band F
- Modern shower room
- Private low-maintenance garden
- Pretty stream in shared grounds
- Spacious sitting room
- Large garage with electric door
- No onward chain, move-in ready

Delightfully set in the charming semi-rural area of Basted Lane to the south of Borough Green, this delightful modern semi-detached cottage offers a perfect blend of comfort and convenience. Built in 1998, this property spans an impressive 992 square feet (including the garage 206ft sq) and is ready for you to move in without any delays, as there is no onward chain and probate has already been granted.

Upon entering, you are welcomed by a small hall that leads to a convenient downstairs WC. The spacious sitting room, which overlooks the front of the property, provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. To the rear is a dining area that flows seamlessly into the well-equipped kitchen. The dining area opens up to a low-maintenance private garden, ideal for enjoying the outdoors.

The first floor boasts three well-proportioned bedrooms, each offering a comfortable retreat. A

modern shower room completes this level, ensuring that all your needs are met with style and functionality.

Outside, the property features a larger-than-average single garage with an electric up-and-over door, providing ample storage or parking space. Additional parking is available to the rear, enhancing the convenience of this lovely home. The shared grounds are meticulously maintained, with a picturesque stream running through, adding to the tranquil setting.

This property is perfect for those seeking a modern home in a peaceful location, yet still within easy reach of local amenities. Don't miss the opportunity to make this charming cottage your own.

Location

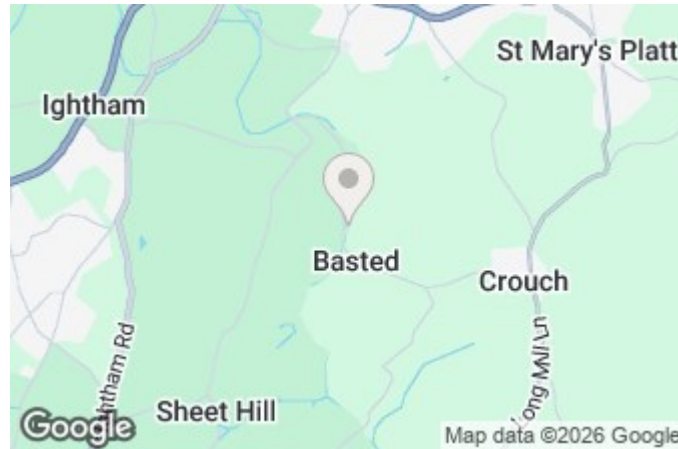
Basted Mill is a highly sought after development for many reasons but mainly because of its position and quality. Set in a country setting with popular walks through the woods leading to countryside as

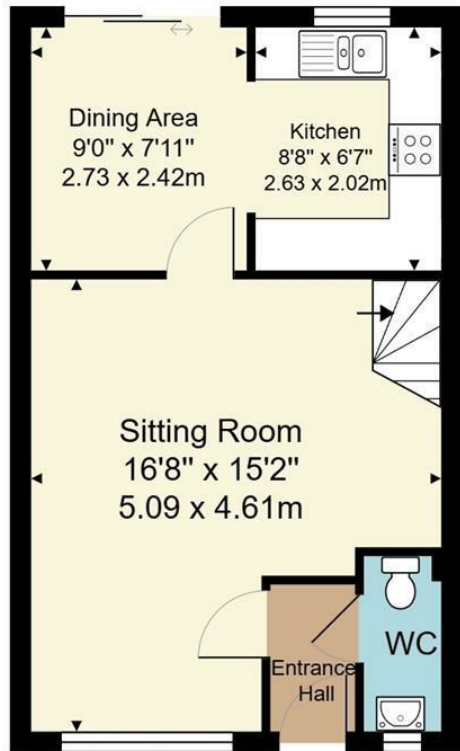
far as you wish to go. The residents regularly organise gatherings making great use of this space. It also benefits from communal space to the front of the development with a large open field and stream that originally drove the Mill. Beautiful bridges over to the properties really set off the exclusive feel. There is a local public house a short walk away.

Located to the south of Borough Green which benefits from many local amenities: general convenience stores, small shops, cafes, library and a doctor's medical practice. The village has excellent transportation links with the M20/M25 and M2/A2 motorway networks both within easy reach and Gatwick can be reached in approximately 40 minutes. Borough Green mainline rail station has frequent services to Victoria 50 minutes, London Bridge and Charing Cross 40 and 50 minutes respectively. There are local primary and secondary schools within Borough Green and the neighbouring villages with grammar schools at nearby Sevenoaks, and a little further afield in Tonbridge. More comprehensive shopping facilities can be found in Sevenoaks, West Malling and Bluewater at Greenhithe (30 minutes).

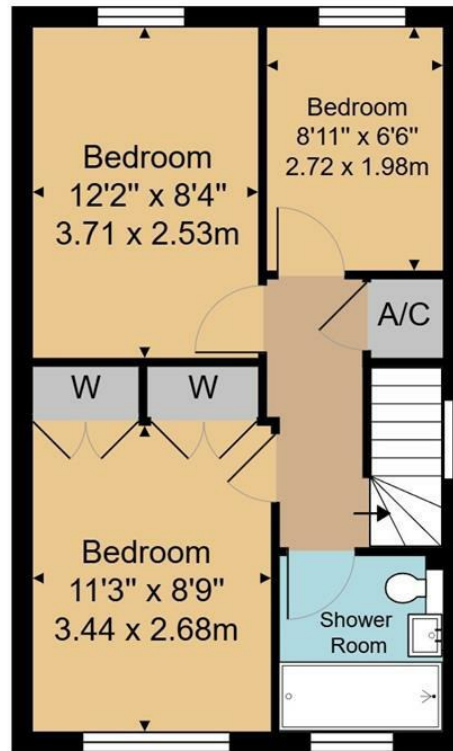
Additional Notes

The property is freehold with shared grounds and an annual maintenance charge of approximately £600. The parking and vehicular access to the garage are via a shared private drive to the rear.

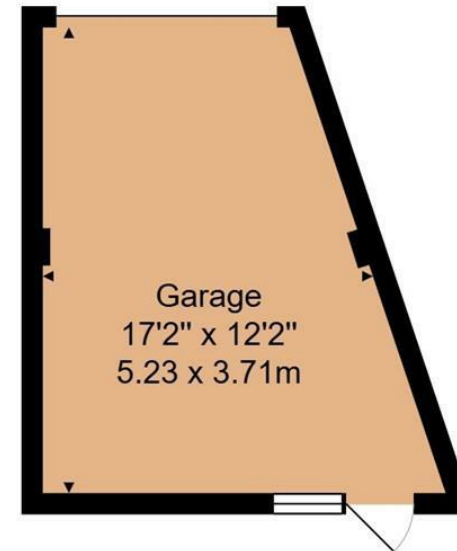




Ground Floor



First Floor



House Approx. Gross Internal Area
786 sq. ft / 73.0 sq. m

Garage Approx. Internal Area
206 sq. ft / 19.1 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- C

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