



6 THE FERNS, ST MARY'S PLATT, KENT, TN15 8JF

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£800,000

FREEHOLD

Beautifully presented four bedroom detached family home.

Located in an exclusive cul de sac in sought after village location.

Driveway, car port and detached garage. NO ONWARD CHAIN.





We are delighted to market this substantial and rarely available four bedroom detached family home that is located in a sought after, executive style cul de sac comprising of just six houses. Situated in the sought after village of St Mary's Platt this stunning property has been transformed and updated by the current owner and is offered for sale with NO ONWARD CHAIN.

Originally the Barclay-built show home, this property enjoys a generous corner plot and has that all-important kerb appeal. There is a newly laid block paved driveway, car port and detached garage. As you enter the property there is a spacious and bright entrance hallway. To your left you will find a light and bright kitchen/ diner which is ideal for the modern family to relax and socialise. The kitchen has been re-fitted with stylish units and worktops. Integrated appliances give a streamlined and sleek look to this well-designed kitchen. There is access out to the landscaped and private rear garden. A personal door provides access to the garage and there is side access to the front of the property.

Next door to the kitchen is a formal dining room, however this would also work well as a playroom as it connects to the spacious and well-proportioned lounge. This generous room has tasteful decor and a stunning fireplace as a central focal point of the room. Bi-fold doors lead out to the conservatory which offers further living space and access to the pretty garden.

A useful cloakroom completes the downstairs accommodation.

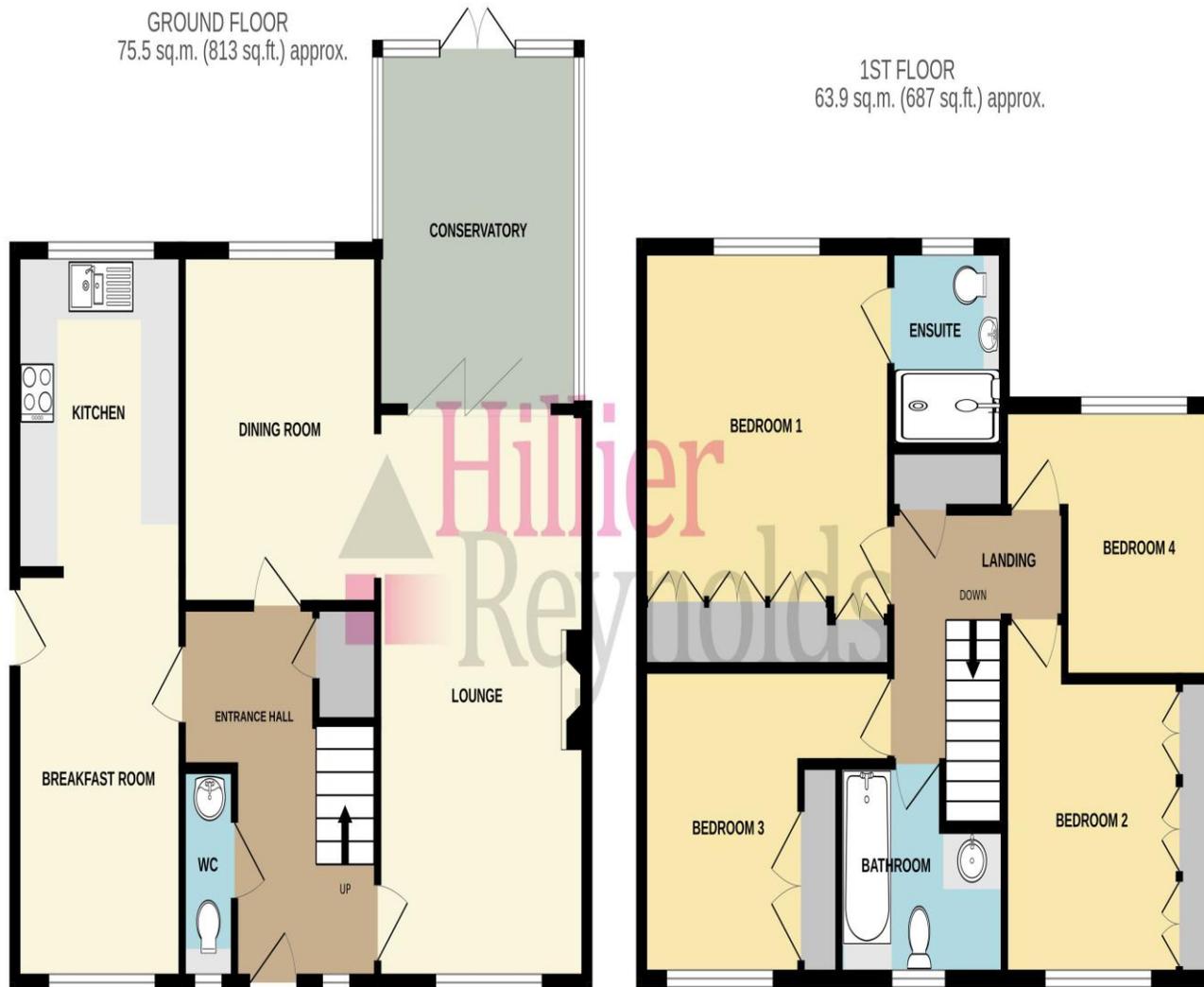
Upstairs you will find a bright and open landing leading to four bedrooms. The master bedroom over-looks the garden and has a fantastic range of fitted wardrobes as well as a large en suite shower room. There are two further double bedrooms both with built in wardrobes providing plenty of storage space. The fourth bedroom is a single room which also over-looks the garden.

The family bathroom is stylish and well-fitted with a bath with shower over.

St Mary's Platt is a sought-after village with a thriving local community, parish church, popular pub and primary school. The larger village of Borough Green, with its selection of shops and facilities as well as main line station with regular services to London Bridge, Charing Cross and Victoria is approx. A mile away. There are good road links to Wrotham Heath giving access to the M20/M26 and in turn to the M25.

The property is offered for sale with NO ONWARD CHAIN and viewing is strictly by appointment only.

ACCOMMODATION



GROUND FLOOR
75.5 sq.m. (813 sq.ft.) approx.

1ST FLOOR
63.9 sq.m. (687 sq.ft.) approx.

TOTAL FLOOR AREA : 139.3 sq.m. (1500 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Entrance Hallway

Lounge

19'0" (5.79m) x 11'3" (3.43m)

Dining Room

11'11" (3.63m) x 10'6" (3.20m)

Conservatory

11'11" (3.63m) x 10'10" (3.30m)

Breakfast Room

13'7" (4.14m) x 9'0" (2.74m)

Kitchen

10'8" (3.25m) x 9'0" (2.74m)

WC

First Floor Landing

Bedroom 1

13'5" (4.09m) x 12'0" (3.66m)

En-suite

Bedroom 2

10'1" (3.07m) x 9'5" (2.87m)

Bedroom 3

10'1" (3.07m) x 8'7" (2.62m)

Bedroom 4

8'7" (2.62m) x 8'0" (2.44m)

Bathroom

Outside

Easterly facing low maintenance landscaped garden with large patio area and synthetic lawn. Personal door to detached garage and side access to front garden, driveway and carport.

Detached Garage - 18'2" (4.93m) x 16'0" (4.88m)



Route to View

From our office in Borough Green proceed east along the A25 Maidstone Road towards St. Mary's Platt. After approximately a mile turn right into The Ferns and the property can be found on the left-hand side.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

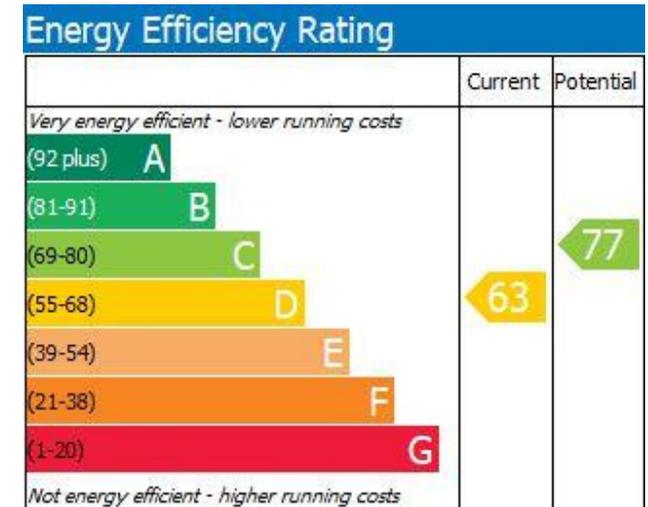
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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