



3 MADDOX COTTAGES, LONG MILL LANE, ST. MARY'S PLATT,
KENT, TN15 8NA

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 **Hillier**
Reynolds

£510,000

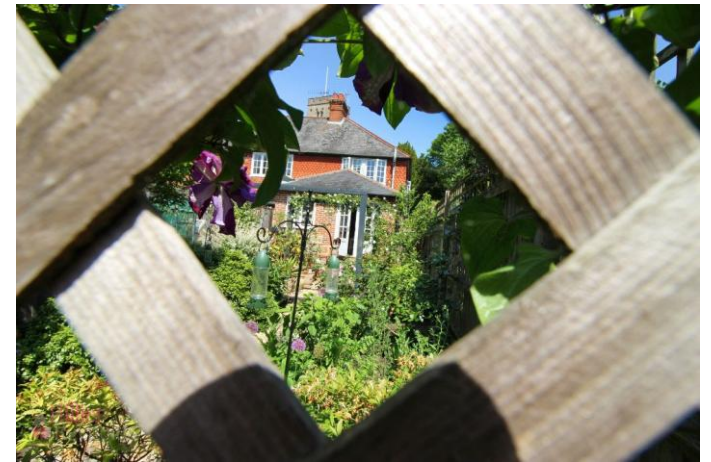
FREEHOLD

A 2 bedroom end of terraced period home driveway for 2 cars.

Separate upstairs bathroom and downstairs W.C.

Situated in a picturesque village yet still near local amenities.





This beautifully presented and extended 2 bedroom end of terraced cottage is situated in a stunning location within the picturesque village of St. Mary's Platt.

We understand the home was built in the Edwardian era and still retains much of its original charm and features after the owner has sympathetically updated and modernized the home. Entrance into the home is via a separate Hallway. A good sized Lounge is situated at the front of the home and has a fireplace providing a focal point for the room. The rear of the home was extended some years ago and offers a large, open plan Kitchen and Dining areas which could have a multitude of uses. However you set out the rooms they will be an ideal space for entertaining family and friends. The Kitchen has plenty of cupboard and work top space along with a centre island. It is a bright room with double aspect windows and French doors leading out onto the garden. A useful W.C. completes the downstairs.

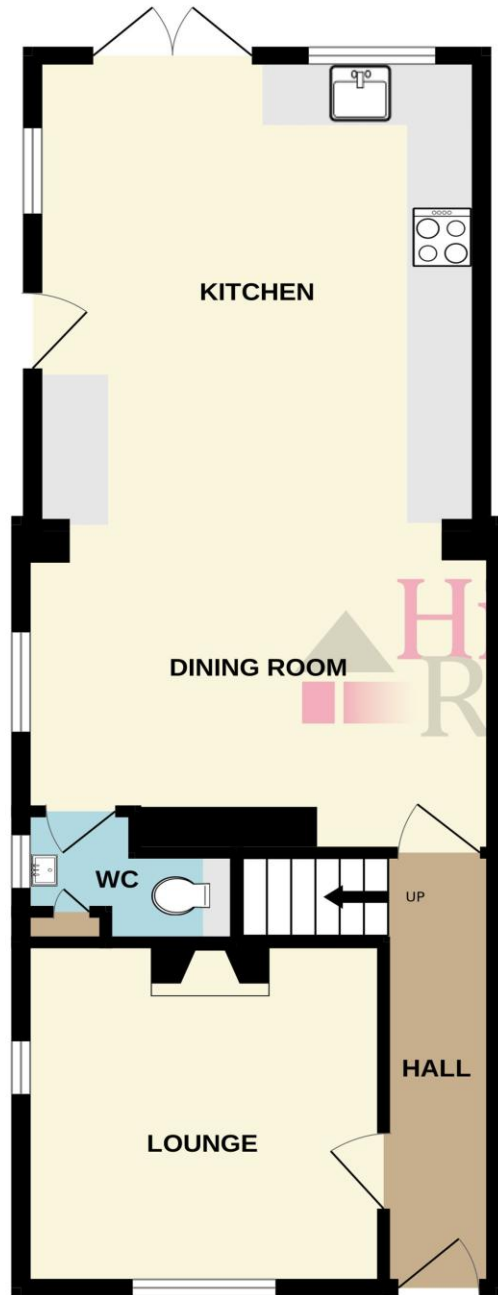
Upstairs is a large double bedroom and a good single room. The Bathroom is separate and is furnished with a modern white suite and fully tiled walls.

The rear garden faces a south westerly direction so should enjoy sunshine for most of the day and evening. It is well-established with plenty of flowers and shrubs. There is a patio area for relaxing or dining al-fresco. We understand the storage shed at the rear will remain. A side gate takes you through to the front which offers a driveway for 2 to 3 cars and there is an EV charging point.

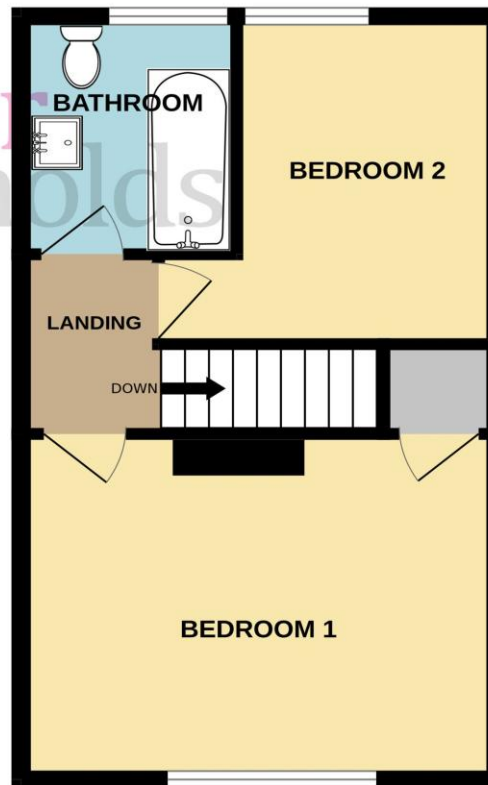
The home is found in the centre of St. Mary's Platt overlooking the church. St Mary's Platt is a sought-after village with a thriving local community, parish church, popular pub and primary school. The larger village of Borough Green, with its selection of shops and facilities as well as main line station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

The home is offered with No Chain so is immediately available.

GROUND FLOOR
52.1 sq.m. (561 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 85.6 sq.m. (921 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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ACCOMMODATION

Hallway

Lounge

11'5" (3.48m) x 11'0" (3.35m)

Dining Room

14'5" (4.39m) x 10'10" (3.30m)

Kitchen

15'6" (4.72m) x 13'8" (4.17m)

W.C.

First Floor Landing

Bedroom 1

14'7" (4.45m) x 11'7" (3.53m)

Bedroom 2

11'11" (3.63m) x 7'11" (2.41m)

Bathroom

Outside

South westerly facing rear garden comprising of patio area, shingled path to rear and established borders with flowers and shrubs. Shed to rear. Side access to Front.

Front are comprising of block paved driveway for 2 cars and shingled area to front.



Route to View

From our office in Borough Green proceed east along the A25 Maidstone Road towards St. Mary's Platt. After just over half a mile turn right into Long Mill Lane. The property can be found on the right hand side almost opposite the church.

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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	81

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

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