



**LITTLE PLATT COTTAGE, LONG MILL LANE, ST MARYS PLATT,
KENT, TN15 8NA**

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 **Hillier**
Reynolds

£675,000

FREEHOLD

Well-presented two bedroom detached house.

Mature westerly facing rear garden.

Driveway and double garage. NO ONWARD CHAIN.





We are pleased to market this two bedroom detached house which is located in the popular and sought-after village of St Mary's Platt. Available for the first time in 25 years this property has been well-looked after and well-maintained and is now offered for sale with NO ONWARD chain.

As you enter the property there is a bright and sunny entrance hall which leads through to the lounge. This well-proportioned spacious room enjoys a beautiful outlook onto the large westerly facing garden. Patio doors provide direct access out to the patio. Double doors lead through to the dining room which, in turn, has patio doors leading out to the conservatory which is a wonderful seating area to enjoy the mature private garden.

The kitchen is located at the front of the property and over-looks the large front garden. The kitchen, although dated, is clean and functional with a good selection of kitchen units and work top space. A back door provides side access to the driveway and double garage at the rear of the property. There is a small utility area and well as a cloakroom.

Upstairs you will find two spacious double bedrooms that both enjoy far reaching countryside views.

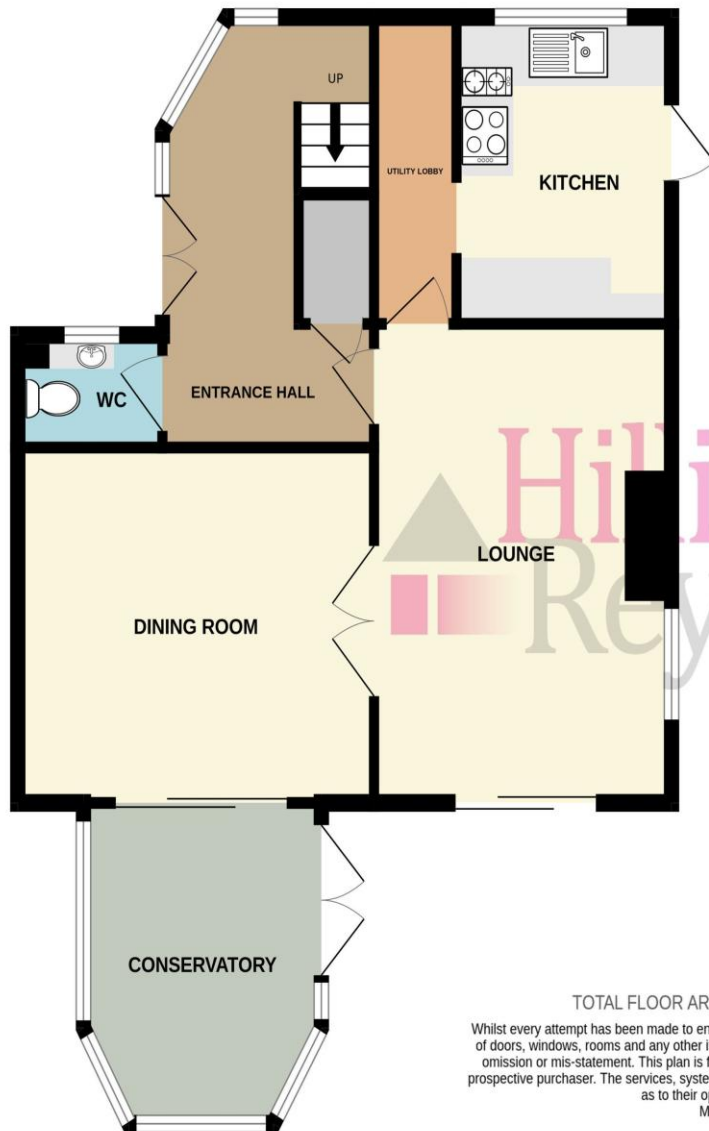
The generous family bathroom has a corner bath as well as a separate shower cubicle. There is a large storage cupboard on the landing.

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.

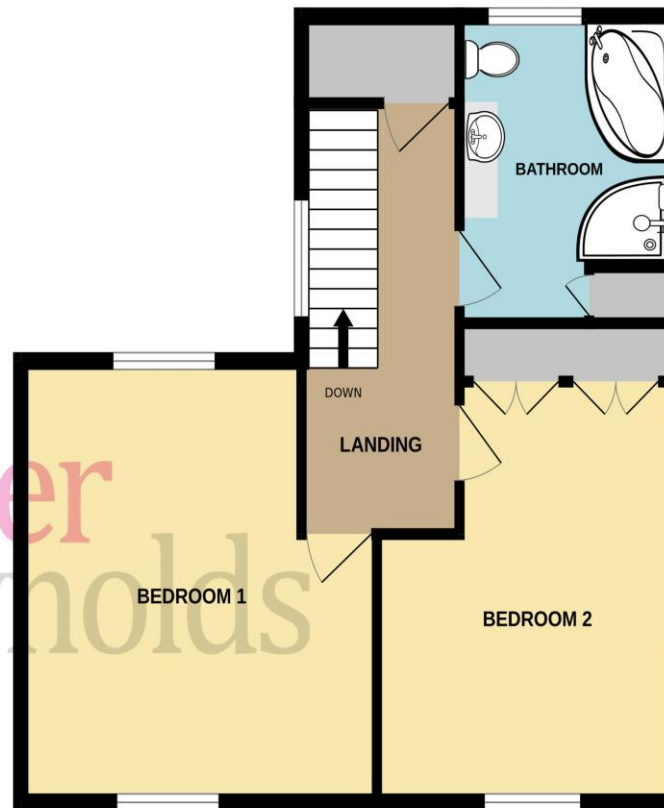
The property is offered for sale with NO ONWARD CHAIN and viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
63.1 sq.m. (679 sq.ft.) approx.



1ST FLOOR
49.7 sq.m. (535 sq.ft.) approx.



TOTAL FLOOR AREA : 112.8 sq.m. (1214 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

W.C.

Lounge

15'11" (4.85m) x 11'10" (3.61m)

Dining Room

13'9" (4.19m) x 11'10" (3.61m)

Conservatory

10'8" (3.25m) x 9'2" (2.79m)

Utility Lobby

10'4" (3.15m) x 3'2" (0.97m)

Kitchen

10'2" (3.10m) x 8'4" (2.54m)

First Floor Landing

Bedroom 1

14'8" (4.47m) x 13'9" (4.19m) L-Shape

Bedroom 2

14'0" (4.27m) x 12'2" (3.71m)

Bathroom

Outside

Mature westerly facing rear garden mainly laid to lawn, Borders stocked with mature plants and shrubs. Wooden storage shed. Driveway and front garden.

Double Garage



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. Just past the church take the right hand fork remaining on Long Mill Lane. The home can then be found after 200 yards on the right-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

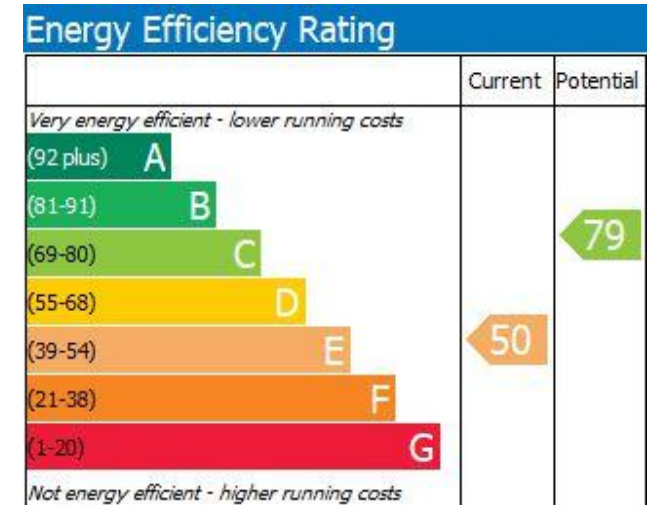
www.landregistry.gov.uk

<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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