



**GRANVILLE, MAIDSTONE ROAD, ST MARY'S PLATT,  
KENT, TN15 8JJ**

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 **Hillier**  
Reynolds

# £550,000

## FREEHOLD

Beautifully presented three bedroom semi-detached period home.

Large established south facing garden with summerhouse.

Driveway with parking for approx. 4 cars. Detached garage and workshop.





We are excited to market this beautifully presented, three bedroom semi-detached character home that is located in the sought after village of St Mary's Platt. This charming property was thought to have been built in 1929 and has been well-maintained by the current owners.

As you enter the property there is a large entrance porch which is ideal for storing coats and shoes. A large entrance hall leads to the lounge on the left-hand side. This is a delightful cosy room full of character. A large bay window allows for plenty of natural light and there is built in storage to the alcoves on each side of a feature fireplace. At the rear of the property is a spacious kitchen/diner. This is a lovely space in which to relax and entertain. A feature fireplace with wood burning stove is a wonderful character feature of the property. The kitchen has a wonderful cottage feel and there is a large walk-in larder as well as a useful cloakroom. French doors lead out to a small conservatory which leads out to the beautiful established large south facing rear garden. There is a patio area, a lawn and flower borders stocked with a huge variety of plants and shrubs that have been carefully planted to ensure that this garden is bursting with colour and fragrance through the Spring and Summer months. A summer house at the end of the garden is a peaceful seating area in which to relax at the end of the day.

There is a detached garage and workshop with side access to the front of the property where you will find a shingle driveway with parking for approx. 4 cars.

Upstairs is a light and bright landing. The master bedroom is at the rear of the property and over-looks the garden. The second bedroom is a double room with a built-in storage cupboard. The third bedroom is a single room that the current owners use as a craft room.

The family bathroom would benefit from some updating but is a good sized room.

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.

Viewing is strictly by appointment only.

# ACCOMMODATION

GROUND FLOOR  
49.8 sq.m. (536 sq.ft.) approx.



1ST FLOOR  
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 89.9 sq.m. (967 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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**Porch**

**Hallway**

**Lounge**

12'6" (3.81m) x 10'11" (3.33m)

**Kitchen/Diner**

18'11" (5.77m) x 12'5" (3.78m) maximum measurements

**Conservatory**

8'1" (2.46m) x 3'7" (1.09m)

**Lobby**

**WC**

**First Floor Landing**

**Bedroom 1**

12'5" (3.78m) x 11'1" (3.38m)

**Bedroom 2**

11'0" (3.35m) x 10'8" (3.25m)

**Bedroom 3**

8'0" (2.44m) x 6'8" (2.03m)

**Bathroom**

**Outside**

Southerly facing rear garden. Lawn area with established flower and shrub borders. Patio area. Side gate leading to front. Shingled Driveway for 4 cars.

**Garage** - 15'4" (4.67m) x 8'5" (2.57m)

**Workshop** - 8'5" (2.57m) x 8'5" (2.57m)

**Summer House** - 13'2" (4.01m) x 9'10" (3.00m)



## Route to View

From our office in Borough Green proceed east along the A25 Maidstone Road towards St. Mary's Platt. The home can be found on the right-hand side just after the turning into Long Mill Lane, as denoted by our For Sale board.

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](http://www.environment-agency.gov.uk)

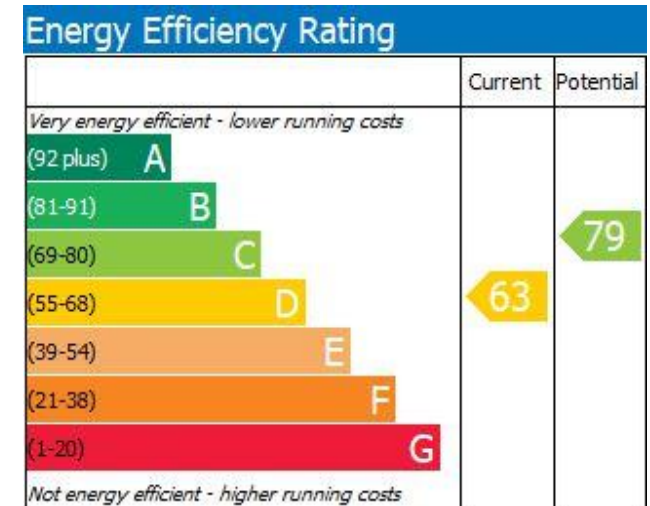
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://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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