



27 BASTED MILL, BASTED, KENT, TN15 8LP

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 **Hillier**
Reynolds

£534,000

FREEHOLD

A beautifully presented 3 bedroom terraced home found in an idyllic countryside setting.

Pretty, rear garden leading to Garage & driveway for 1 car.

Welcoming Lounge, lovely Kitchen plus downstairs W.C. and en-suite to Master Bedroom.





This stunning 3 bedroom terraced home is set within the beautiful setting of Basted Mill. It is 1 of 29 award winning houses built by Crest Homes in 1999 around the site of an old mill.

The location is wonderful if you want the best of both worlds. Basted Mill nestles in a wooded valley with fine walks through the adjacent woods. You will find a number of wildlife and picnic areas nearby that include a pond with a wide variety of aquatic birds that have taken up residency. For convenience the thriving village of Borough Green is just 1 mile up the road and offers a wide variety of shops, popular schools and the mainline train station giving regular service for commuters into London Bridge, Waterloo East, Charing Cross and London Victoria.

The home is immaculately presented and you will be pleasantly surprised at the size of the rooms as the home is configured over 3 floors. You enter the home via the Entrance Hallway. There is a downstairs W.C. which is always a benefit if to be a busy family home. The Lounge/Diner is a bright and airy room and has a lovely outlook over the garden with French doors opening to the patio. Being such a large room you can configure your furniture in a number of different ways allowing the room to stay fresh and different after a move around.

Double doors open onto the Kitchen allowing it to be separate or open to the living area depending on your preference. The Kitchen was remodelled in 2023 so is fresh and modern and has a lovely view over the green to the front.

Upstairs are 3 great sized bedrooms. The main bedroom is a good sized double and has twin built-in wardrobes and an en-suite shower room. The 3rd is also a good sized bedroom. The family Bathroom is on this level and is fitted with a white suite. Up again to the second floor and there is a very large double bedroom with access to a large eves storage area.

Outside is a delightful rear garden that offers a patio area for al-fresco dining and is beautifully stocked with many flowers and shrubs that will burst into life in the warmer months. A personal gate takes you to the rear parking area where there is a secure garage with a driveway in front for 1 car. The development also has its own gardens and woodland area that can be used by the residents.

So if you want to immerse yourself in a beautiful countryside setting but do not want to forsake living too far away from local amenities and fast travel options into London then this home should feature high on your viewing list.

ACCOMMODATION

Entrance Hallway

W.C.

Lounge/Diner

15'10" (4.83m) x 15'1" (4.60m)

Kitchen

9'8" (2.95m) x 8'3" (2.51m)

First Floor Landing

Bedroom 1

11'2" (3.40m) x 10'10" (3.30m)

En-suite

Bedroom 3

12'2" (3.71m) x 8'8" (2.64m)

Bathroom

Second Floor Landing

Bedroom 2

20'6" (6.25m) x 15'1" (4.60m) reducing to 8'3" (2.51m)

Outside

Beautiful and well-stocked rear garden comprising of patio area with flower and shrub borders. Gate leading to driveway for 1 car.

Garage - 18'10" (5.74m) x 7'9" (2.36m)

Front courtyard garden.

GROUND FLOOR
37.0 sq.m. (398 sq.ft.) approx.

1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.

2ND FLOOR
35.6 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA : 108.2 sq.m. (1165 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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Route to View

From our office in Borough Green proceed south down Quarry Hill Road. Go straight over the roundabout into Thong Lane. At the bottom bear left into Basted Lane. Once reaching Basted Mill the home can be found on the left hand side of the road; having passed through the wooden gate walk along the path crossing the green, go over the wooden bridge and No. 27 is to the right.

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

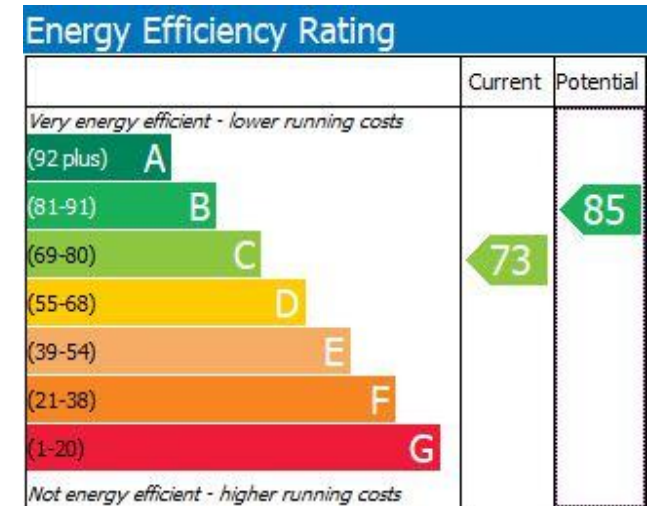
www.landregistry.gov.uk

<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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