



COMP END

Platt, TN15



DETACHED COTTAGE SITTING IN OVER 1 ACRE OF GARDENS

A historic property built in the early 1900's and originally the cricket pavilion for Great Comp house. More recently the property has become a wonderfully special home set in surrounding woodland and gardens and alongside the country house of Great Comp.



Local Authority: Tonbridge & Malling

Council Tax band: F

Tenure: Freehold



THE PROPERTY

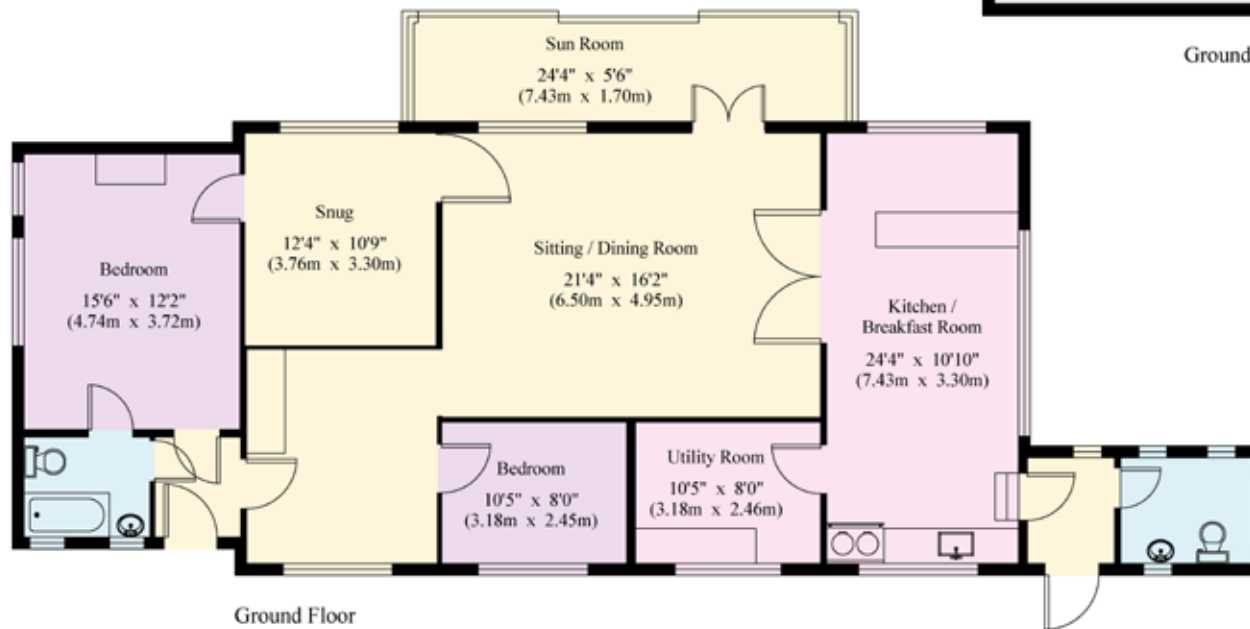
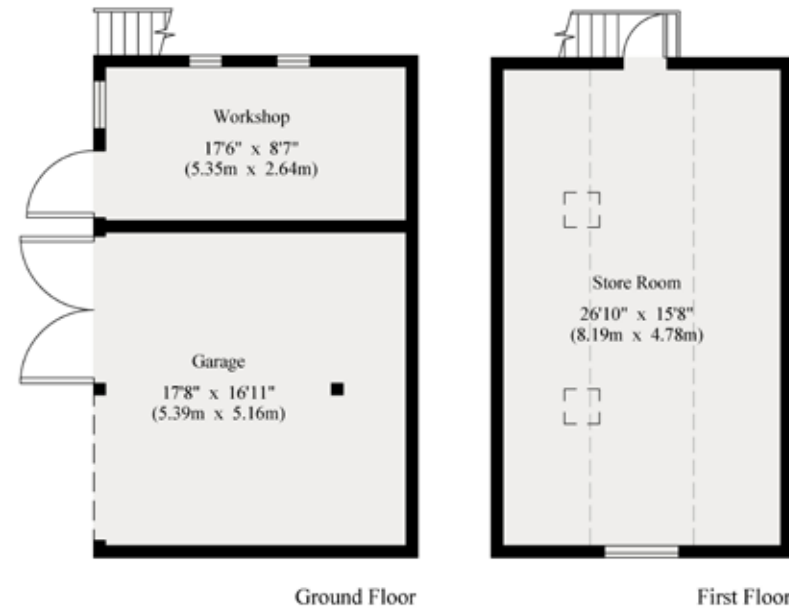
The property faces east towards the original siting of the cricket "oval" of Great Comp. Now surrounded by trees the house benefits from a wonderful central sitting/dining room which opens out onto the sun room and then the garden. The spacious kitchen/breakfast room and utility room (with guest WC) opens to the central living area with a snug, two bedrooms and a bathroom completing the ensemble. A large loft room, running the footprint of the property sits above the living space and, subject to planning, would give great flexibility for anyone looking to develop the house. The property also benefits from further excellent space above the double garage and store room where an independent store room is found, perfect for an office or children's playroom. The house sits in approximately 1.1 acres of gardens and grounds and sits privately on the west side of Great Comp Gardens. Ample parking is provided on the north side of the house.





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House - Gross Internal Area : 144.6 sq.m (1556 sq.ft.)
 Outbuilding - Gross Internal Area : 81.5 sq.m (877 sq.ft.)



----- Restricted Height



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Area = 144.6 sq m / 1556 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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