



# JONATHAN HALL

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Maidstone Road, Platt, Sevenoaks, Kent, TN15 8JE

Guide Price: £775,000

[jonathanhall.exp.uk.com](https://jonathanhall.exp.uk.com)



A charming, attractive and spacious five bedroom detached house, with potential for improvement, pleasant views towards the North Downs, delightful gardens and a driveway for three cars. Located in a tucked away position from the main road on a lane leading to King Georges Field, in the highly sought-after village of St Mary's Platt with its popular primary school, pub, church, village hall, two parks, allotments, and lovely countryside; and only approximately 0.7 miles from the centre of the popular village of Borough Green, with its wide range of local amenities including a railway station with services to London from only 37 minutes.

## Summary

- Charming & Spacious Detached House
- Tucked-Away Location in St Mary's Platt
- Potential For Improvement
- Pleasant Views Towards the North Downs
- Delightful Gardens
- Block Paved Driveway for Three Cars
- Three Receptions & Kitchen/Breakfast Room
- Utility Room & WC
- Five Bedrooms & Two Bathrooms
- Local Station (Trains to London from 37 Mins)

## Accommodation

Ground floor: entrance hall with stairs to first floor and built-in wardrobe, family room with a fireplace; dining room; kitchen/breakfast room fitted with a beautiful 'Shaker' style kitchen comprising wall and base cupboards, drawers, worktops, sink with mixer tap, built-in double oven, built-in microwave, ceramic hob with extractor hood above, integrated dishwasher, integrated fridge/freezer and a breakfast bar and space for table and chairs; sitting room with built-in cupboard and French doors to the garden; additional hall with built-in cupboard; utility room with wall and base cupboards and worktops, spaces for washing machine and drier, wall mounted oil fired boiler and door to the garden.

First floor: landing; bedroom one with several fitted wardrobes/cupboards; bedroom two with fitted wardrobe/cupboard and door to a bedroom/dressing room with a built-in wardrobe/cupboard and door to en-suite bathroom with WC, bath with shower above and washbasin; three further bedrooms all with fitted wardrobes/cupboards; and family bathroom with WC, bath and washbasin and built-in airing cupboard.

## Outside

The property has a block-paved driveway for three cars, with electric vehicle charger; a delightful garden to the front, side and rear of the property, which is mainly laid to lawn with borders stocked with a variety of flowering plants, shrubs and trees; three patios, shed, oil tank.

## Agents Note

The property is freehold, in council tax band G and benefits from oil fired central heating.





## Location

St Mary's Platt benefits from a popular primary school, the Blue Anchor public house, St Mary's Church, a village hall, King Georges Field recreation ground, Stonehouse Field recreation ground with a playground and cricket pitch, allotments, Platt Woods and beautiful countryside walks.

The popular village of Borough Green with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea room, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge, Charing Cross, Victoria, Maidstone and Ashford, is approximately 0.7 miles away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 4.5 miles away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station with services to London St Pancras (from 18 minutes) are both approximately 14 miles away.

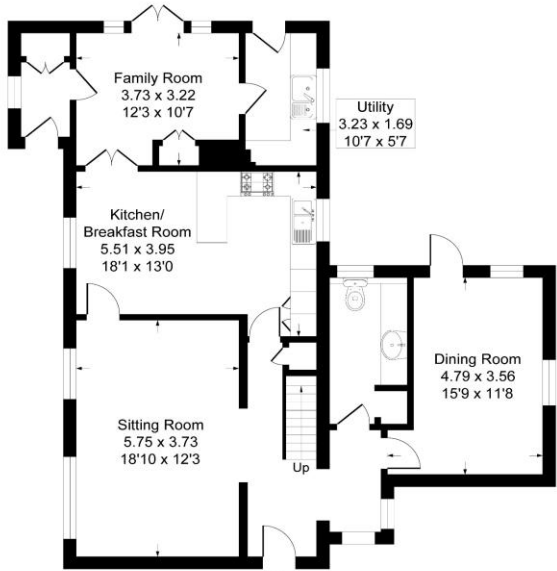
The M26 and the M20 can both be accessed within approximately 2.3 miles.



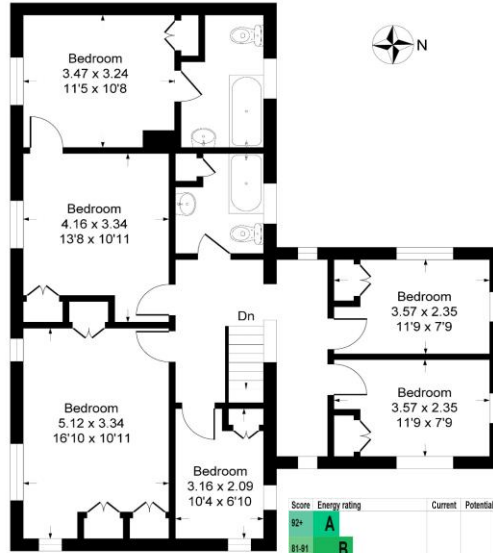
*A charming, attractive and spacious five bedroom detached house, with delightful gardens and views, and a driveway for three cars, located in a tucked-away position in the sought-after village of St Mary's Platt.*





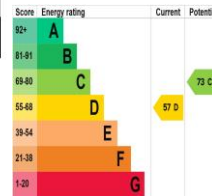


**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 195.5 sq m / 2105 sq ft



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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