



CARLWOOD, LONG MILL LANE, PLAXTOL, KENT, TN15 0QS

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**  
Reynolds

£635,000

FREEHOLD

Beautifully presented three bedroom semi-detached home with character features.

Large easterly facing garden, driveway with parking for 2 cars.

Sought after semi-rural village location.





We are delighted to market this charming and beautifully presented three bedroom semi-detached home which is located in the semi-rural and sought after village of Plaxtol. In our opinion this well-maintained property has that all important kerb appeal. The interior is modern and stylish but has retained a character feel with tasteful neutral decor.

As soon as you enter the property you will appreciate the light and bright open plan Lounge/Diner that you will find on the right. The current owners have sectioned this spacious room into very specific dining and relaxing areas. The addition of a log burner provides a central focal point of the room and is both practical and in keeping with the style and age of the property.

The Kitchen is light and bright with traditional style shaker units and a useful breakfast bar. French doors leads out to the stunning easterly facing rear garden. There is a large patio area that is ideal for entertaining family and friends. The garden is mainly laid to lawn and feels very private and peaceful. There are flowers beds full of mature plants and shrubs. Side access provides additional storage space and access to the front of the property which has a driveway with parking for 2 cars.

Upstairs the Bedrooms are arranged over two floors. The Master Bedroom is at the rear of the property and enjoys a spectacular view over the garden. This room is flooded with natural light and has plenty of space for wardrobes and bedroom furniture. There is a well fitted en suite shower room.

The third Bedroom is currently used as a guest/exercise room and has built in wardrobes providing plenty of storage. The family Bathroom is spacious and as well presented as the rest of the property.

On the second floor you will find a large bright double Bedroom that has Velux windows on both sides. The current owners have combined this generous room as a guest bedroom and office.

The property is located in the highly sought-after village of Plaxtol, with its community orchard, two recreation grounds and beautiful walks in the surrounding countryside, village store with Post Office, the Papermakers Arms pub, popular primary school and church; which are all within a short walk.

Sevenoaks town centre, with its comprehensive range of shopping, schools, educational and leisure facilities and mainline station (with fast services to London), is approximately 7 miles away. The larger village of Borough Green is approximately 3 miles away and also has a good selection of shops and cafes as well as a mainline station with services to Victoria, Charing Cross and London Bridge and Ashford. There is access to the M20 & M26 approximately 4 miles away.

# ACCOMMODATION



## Porch

## Hallway

## Dining Room

12'0" (3.66m) x 11'10" (3.61m)

## Lounge

15'4" (4.67m) x 12'0" (3.66m)

## Kitchen

15'4" (4.67m) x 9'0" (2.74m)

## First Floor Landing

## Bedroom 3

9'3" (2.82m) x 8'11" (2.72m)

## Bathroom

## Master Bedroom

15'4" (4.67m) x 12'8" (3.86m) reducing to 9'7" (2.92m)

## En-suite

## Second Floor Landing

## Bedroom 2

15'11" (4.85m) x 12'1" (3.68m)

## Outside

Large easterly facing rear garden mainly laid to lawn with flower beds filled with flowers and mature shrubs. Wooden Summer House. Large paved patio area. Side access to driveway with parking for 2 cars.

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.  
Made with Metropix ©2023



## Route to View

From our office in Borough Green proceed east along the A25 Maidstone Road towards St. Mary's Platt. Turn right into Long Mill Lane. At the church take the right hand fork staying on Long Mill Lane. Stay on Long Mill Lane for approximately 2 miles until you reach Plaxtol village. The home can be found on the left hand side 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)

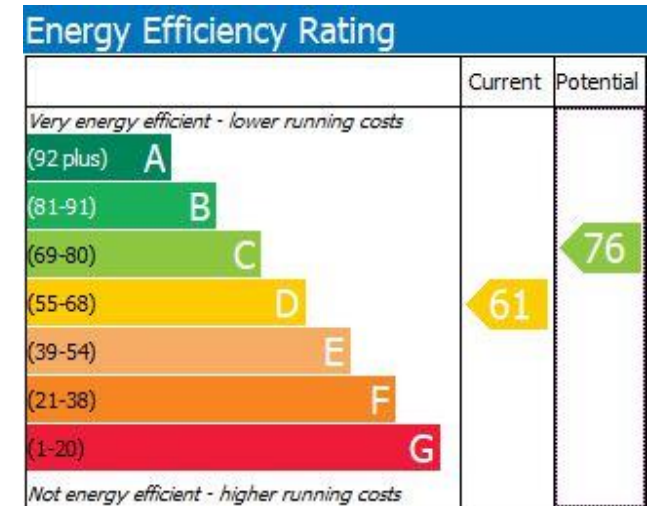
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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:

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)

