



**2 MID COMP COTTAGES, COMP LANE, ST MARY'S PLATT,
KENT, TN15 8QT**

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

 **Hillier**
Reynolds

£425,000

FREEHOLD

A semi-detached period cottage that has 3 bedrooms over 2 floors.

Delightful southerly facing gardens and own parking area for 4 cars nearby.

Beautiful countryside location. NO ONWARD CHAIN.





This pretty, character 3 bedroom semi-detached home is located in an idyllic countryside position.

The property is found in Comp Lane which is located in-between the popular villages of St. Mary's Platt and Wrotham Heath. It enjoys wonderful views over the local countryside and if you enjoy getting out and about into the fresh air there are plenty of local bridle ways and public footpaths to explore. Despite this rural setting convenience is found not too far away. For golf enthusiasts there is the popular Wrotham Heath golf club found approximately half a mile away. For your day to day shopping or commuting to London there is Borough Green village only 2 miles away that has a wealth of shops and its mainline station with regular services into London Bridge, Charing Cross and Victoria.

The home is presented in an excellent condition throughout. In our opinion this rarely available style of property will meet all your expectations of how a country cottage should be. The exposed wood beams and beautiful fireplace are all here. The Lounge/Diner is a spacious room that has the snug, cosy Lounge area around the fireplace at one end whilst the other which adjoins the Kitchen is large enough for a dining suite. The kitchen is beautifully presented with timeless shaker style cupboards and solid galaxy style work tops. Having a further lobby and utility room means there is plenty of storage space. As is common with houses of this age the bathroom is located downstairs.

Upstairs there are 3 bedrooms that are all of good sizes being situated over a further 2 floors. The master bedroom has a wonderful picture window view of the countryside and fields to the front. The rear bedroom has a view of the garden, built in storage and a doorway that leads to the second floor. On the top floor is another fantastic sized double bedroom with natural light and eves storage space.

Outside are gardens that will be fantastic for the whole family to enjoy. Facing a southerly direction allows plenty of sunshine to be captured all year round. The patio area will be a real sun-trap in the warmer months and make an ideal spot for eating al-fresco. There is a large lawn area and established borders stocked with flowers and shrubs. An enormous benefit of this home is the parking area found approximately 50 yards from the home. Rarely do houses of this age having parking but this space can hold 4 cars allowing visiting friends and family to park with no problem.

So if you are searching for that rarely available home in the countryside but still want to be in reasonable distance of civilisation this home should be featuring high on your viewing list.

The property is offered for sale with NO FORWARD chain and viewing is highly recommended to fully appreciate the charm and location of this property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ACCOMMODATION

Entrance Door to:

Lounge Area
 12'3" (3.73m) x 10'1" (3.07m)

Dining Area
 12'3" (3.73m) x 9'2" (2.79m)

Kitchen
 10'5" (3.17m) x 10'3" (3.12m)

Inner Lobby
 8'8" (2.64m) x 5'9" (1.75m)

Bathroom
 8'7" (2.62m) x 5'9" (1.75m)

Utility Room
 6'3" (1.91m) x 6'0" (1.83m)

First Floor Landing

Bedroom 1
 12'4" (3.76m) x 10'4" (3.15m)

Bedroom 2
 9'9" (2.97m) x 9'4" (2.84m)

Second Floor

Bedroom 3
 11'1" (3.38m) x 9'10" (3.00m)

Outside

Established gardens to rear comprising of patio area, lawn area with flowers and shrubs borders. Side access to:
 Front garden being mainly laid to lawn.
 Hardstanding area situated nearby offering parking for 4 cars.



Route to View

From our office in Borough Green head east along the A-25 Maidstone Road. At St Mary's Platt turn right into Long Mill Lane. At the church bear left into Comp Lane. After passing Comp Gardens the home can be found on the right hand side after a few hundred yards 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

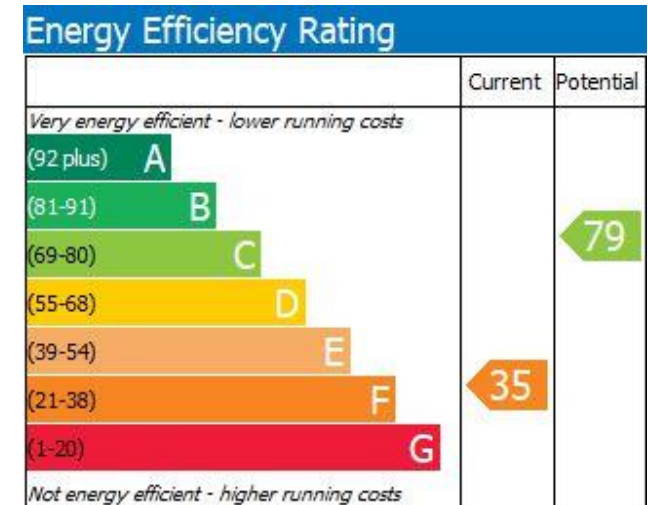
www.landregistry.gov.uk

<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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