



9 WHATCOTE COTTAGES, MAIDSTONE ROAD, ST. MARY'S PLATT,
KENT, TN15 8JP

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 **Hillier**
Reynolds

£399,995

FREEHOLD

Beautifully presented
extended three bedroom mid
terrace cottage.

Arranged over three floors
with upstairs bathroom.

Landscaped rear garden
approx. 200ft. NO ONWARD
CHAIN.





We are delighted to market this beautifully presented and well-maintained three bedroom mid terrace cottage. Located in the popular village of St Mary's Platt within walking distance of the local primary school and within a short drive of motorway links to M20, M25 and M26

This stunning character property has been updated and improved by the current owners but still retains many of the character features associated with this age of property. The lounge is a well-proportioned and bright room with a large bay window, picture rails and an open fire with attractive feature fireplace.

The kitchen and dining area is modern and stylish having been updated and extended by the current owners. This is now a light and bright sociable entertaining area which leads directly out to the beautifully landscaped rear garden. There is a stylish contemporary patio area which is ideal for entertaining family and friends. The garden is approx. 200ft long and has been carefully designed to provide different sections to be enjoyed at different times of the day. The garden is mainly laid to lawn and the first section has flower borders and a wooden gazebo which provides a further seating area. Behind this is a further section of lawn that leads up to an established vegetable garden, greenhouse and wooden storage shed. At the very rear of the garden is a useful log store. Please note that there is a right of way across the rear of the garden for other residents which is common with this style and age of property.

On the first floor of the home you will find a generous double bedroom which is located at the front of the property. There is a good sized single room overlooking the garden. The family bathroom is spacious and well-presented with a bath with shower over.

On the second floor you will find a further double bedroom which enjoys views over the garden. There is also an en suite shower room.

St Mary's Platt is a very desirable village with a very popular primary school and church. The larger village of Borough Green with its selection of shops, cafes and mainline service to London and Ashford is within walking distance or just a few minutes' drive away.

We are expecting a lot of interest in this property so early viewing is highly recommended. This property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION



Entrance Hall

Lounge

10'3" (3.12m) x 9'10" (3.00m)

Dining Room

10'9" (3.28m) x 10'1" (3.07m)

Kitchen

13'0" (3.96m) x 9'7" (2.92m)

First Floor Landing

Bedroom 2

13'1" (3.99m) x 10'3" (3.12m)

Bedroom 3

10'10" (3.30m) x 8'0" (2.44m)

Bathroom

10'2" (3.10m) x 8'1" (2.46m)

Second Floor Landing

Bedroom 1

16'5" (5.00m) x 8'1" (2.46m)

En-suite

Outside

Beautifully landscaped rear garden of approx. 200ft. Patio area, further seating area and vegetable garden.

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 head towards St. Mary's Platt on the A-25 Maidstone Road. After approximately 1 mile you will drive past the village hall and primary school on your left. The property can be found just a little further on the left 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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

For more information or to arrange an appointment to view, please contact us on:

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