



19 BASTED MILL, BASTED LANE, BASTED, KENT, TN15 8LP

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 **Hillier**
Reynolds

£550,000

FREEHOLD

3 bedroom semi-detached house located in idyllic countryside setting.

Beautifully presented with tasteful and stylish decor and fittings.

Mediterranean style south facing low maintenance garden. Double car port.





This stunning three bedroom semi-detached home is set within the beautiful setting of Basted Mill. It is 1 of 29 award winning houses built by Crest Homes in 1999 around the site of an old mill.

The location is wonderful if you want the best of both worlds. Basted Mill nestles in a wooded valley with fine walks through the adjacent woods. You will find a number of wildlife and picnic areas nearby that include a pond with a wide variety of aquatic birds that have taken up residency. For convenience the thriving village of Borough Green is just 1 mile up the road and offers a wide variety of shops, popular schools and the mainline station ferrying commuters into London Victoria & Charing Cross.

As soon as you enter the property you will notice how light and bright the entrance hall is. The Lounge, located at the rear of the house is spacious and tastefully decorated. This is a light and bright room which enjoys a southerly aspect. The current owner has opened up the downstairs living accommodation and the Lounge flows beautifully into the Kitchen /Diner.

This Kitchen/Diner has been well-designed with traditional shaker style units and integrated appliances. There is a good selection of work tops as well as plenty of cupboard space. This is a room that is sure to be the hub of the home as there is plenty of room for a dining table. The current owner has also utilised some of the space as a work station. There are French doors leading out to the charming Mediterranean style south facing rear garden. This stunning low maintenance outside space is a tranquil and peaceful area in which to enjoy this idyllic location. There is a gate leading out to the communal grounds and double car port which provides parking for two cars.

A Cloakroom completes the downstairs living accommodation.

Upstairs you will notice that every room has the most beautiful views and a more attractive outlook is hard to imagine. The Master Bedroom at the rear of the property has fitted wardrobes and an attractive en suite shower room. There is a further double Bedroom as well as a generous single Bedroom. The family Bathroom completes the upstairs and has a shower over the bath.

The location of this wonderful family home is stunning and highly sought after and will suit anyone looking for a peaceful rural setting within easy reach of good motorway and rail links.

ACCOMMODATION

Entrance Hallway

Lounge

15'2" (4.62m) x 11'3" (3.43m)

Kitchen/Diner

18'2" (5.54m) x 11'8" (3.56m)
reducing to 9'6" (2.90m)

W.C.

First Floor Landing

Bedroom 1

12'4" (3.76m) x 10'4" (3.15m)
maximum

En-suite

Bedroom 2

11'3" (3.43m) x 9'4" (2.84m)

Bedroom 3

8'10" (2.69m) x 7'6" (2.29m)

Bathroom

Outside

Fully enclosed south facing low maintenance Mediterranean style garden. Wooden storage shed. Gate leading to double car port with parking for two cars.

GROUND FLOOR

1ST FLOOR



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 proceed south down Quarry Hill Road. Go straight over the roundabout into Thong Lane. At the bottom bear left into Basted Lane. Once reaching Basted Mill, turn left crossing over the bridge and the home can be found on the right hand side.

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

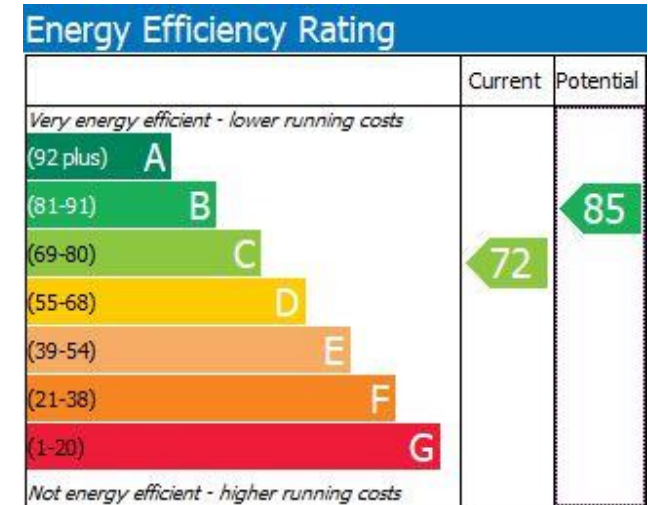
www.landregistry.gov.uk

<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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