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 **Hillier**  
Reynolds

# £480,000

## FREEHOLD



A stunning 3 bedroom terraced home set within a secure, gated development.

En-suite to master bedroom and downstairs W.C.

Stunning countryside location yet easy drive to MLS & motorway links.





This stunning 3 bedroom terraced home is set within an exclusive, secure development of just 9 properties.

The former farm buildings were converted 5 years ago by the reputable Esquire Developments and the home still has the remainder of its 10 year NHBC certificate.

Entry into Bantum Mead is via an electronically operated gate. The home can be found near the end of the courtyard, the owners chose this particular spot from new so as to benefit from the stunning views over the surrounding countryside. There is a driveway to the front for 2 cars and there is a car charging pod for electric vehicles. Once inside you are greeted with a long entrance hallway that has a large storage cupboard for coats, shoes and general storage. If to a busy and social house then having the downstairs W.C. will be a huge benefit. The Kitchen is stylish and fresh having white cupboards, plenty of work top space and many integrated appliances which will remain.

Bi-fold doors open onto the main Living area allowing it to be either an open plan or separate space, whichever is preferred. The main Living area is a bright and spacious room and despite being open has the size to create a distinct Dining area and Lounge area. Having the ability to make Kitchen open plan will make it a fantastic layout for entertaining family and friends. The large French doors and windows allow plenty of light to flood in and gives a lovely vista of the pretty garden.

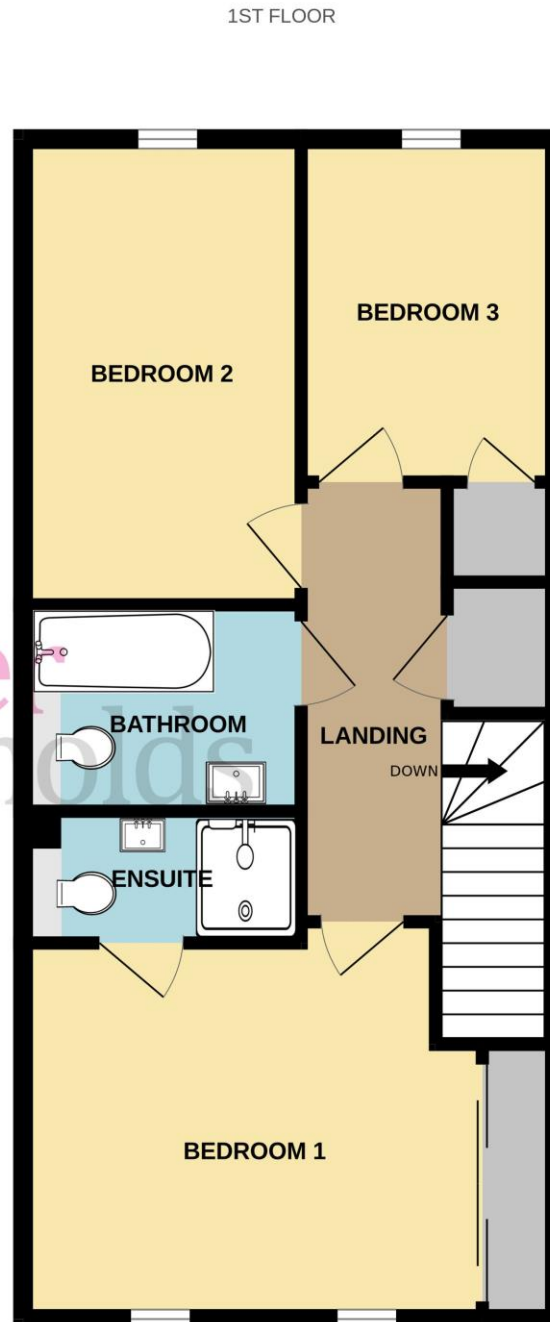
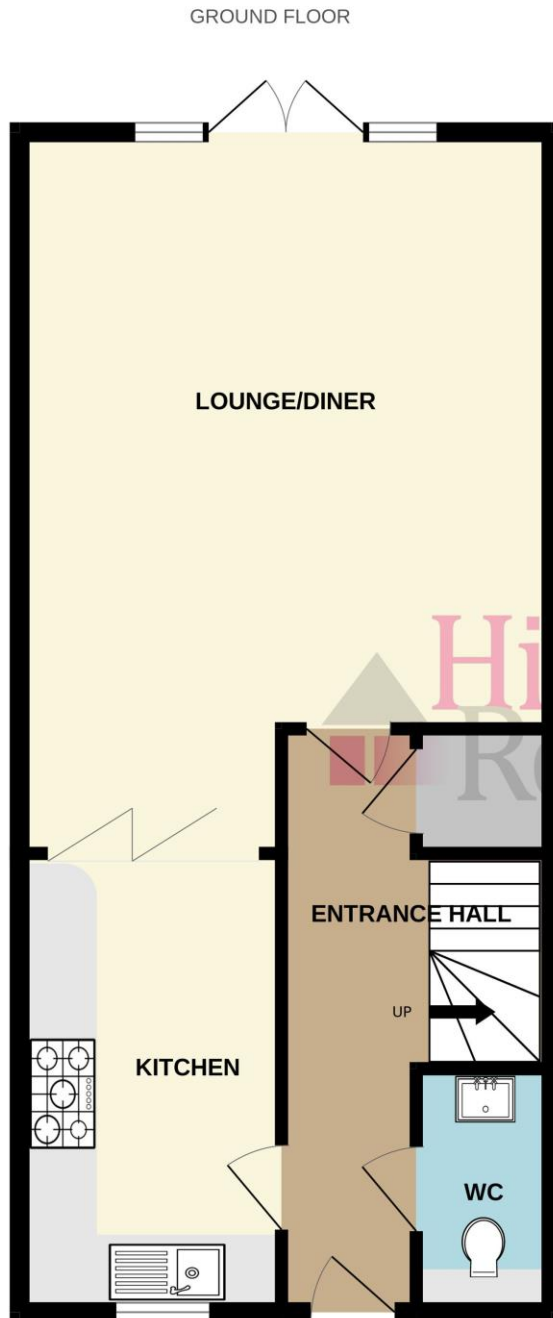
Upstairs is as equally impressive. The main Bedroom has wonderful views to wake up to looking over the fields beyond the development. It also has an en-suite Shower room. Another double bedroom offers ample space for guests and the 3rd Bedroom is a great size as either a bedroom or an office if you work from home. A beautifully appointed family Bathroom completes the upstairs.

Outside there a pretty and colourful rear garden with an abundance of seasonal flowers and shrubs. There is a walkway to the rear of the garden allowing access without having to always walk through the home.

The location is an idyllic rural location that offers the best of both worlds. Borough Green village is a short drive away with its selection of shops and mainline railway station with services to London Bridge, Charing Cross, Victoria and Ashford. Access to the M20 and M26 are also close by providing excellent transport links. For commuters there is the additional benefit of Ebbsfleet station being a short drive away.

So if it is your dream to live in the countryside but not be too far away from civilisation and other conveniences then this home should certainly be featuring on your viewing list.

# ACCOMMODATION



## Entrance Hallway

## W.C.

## Kitchen

13'7" (4.14m) x 7'10" (2.39m)

## Lounge/Diner

21'4" (6.50m) reducing to 17'8" (5.38m) x 15'10" (4.83m)

## First Floor Landing

## Bedroom 1

13'8" (4.17m) x 11'2" (3.40m)

## En-suite

## Bedroom 2

13'10" (4.22m) x 8'3" (2.51m)

## Bedroom 3

10'2" (3.10m) x 7'2" (2.18m)

## Bathroom

## Outside

Rear garden comprising of lawn area with flower and shrub borders. Patio area. Rear access to parking area. Front driveway for 2 cars.



## Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 heading towards West Kingsdown. After the roundabout at the top of the hill take the next turning right into Labour In Vain road. Follow the road round to the left past the Hilltop Hotel onto Plaxdale Green Road. Take the right hand turning into Bantum Mead as denoted by our For Sale board. The property can be found through the electronic gate on the far left.

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)

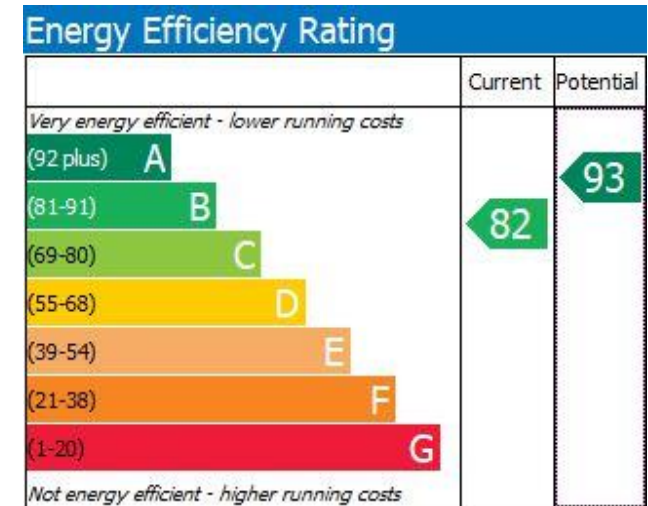
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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

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