



WHITEPINES, LONG MILL LANE, CROUCH, KENT, TN15 8QB

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 **Hillier**  
Reynolds

# £1,250,000

## FREEHOLD

Mid Century modern,  
architect designed, single  
storey four bedroom  
detached family home.

Large wrap around garden  
surrounded by farm land.  
Double garage and single  
garage.

Tucked away location within  
the popular hamlet of  
Crouch.





This stunning Mid Century modern, single storey family home will appeal to anyone looking for a truly unique and individual home. This elegant architect designed house was built in 1970 and the current owners have embraced the essence of the property with interior design sympathetic to the era. The property is located on a generous plot in the sought-after hamlet of Crouch near St Mary's Platt. The larger village of Borough Green, with its selection of shops and facilities as well as main line station with regular services to London Bridge, Charing Cross and Victoria is just a short drive away.

As soon as you step into the property your eye will be drawn to the unique features, high ceilings and American Red Cedar wood panelling that contrasts so beautifully with the white washed exposed brick work which continues throughout the home. Immediately to your right you will find the well-proportioned and spacious Living room. Every room in this home has large, often floor to ceiling, windows which allow for plenty of natural light as well as stunning views. A log burner set in a brick fireplace provides a central focal point to the room. A large Conservatory opens out to the established and mature garden.

The Kitchen is located in the middle of the property and has charming features as well as practical units and work top space. A Utility room provides additional storage space and has a door leading out to the front of the property. The Dining room is conveniently located opposite the Kitchen and has bi-fold doors leading directly out to the patio area and has the most wonderful views over neighbouring farmland.

Three of the Bedrooms are located at the end of a long Hallway. The current owners use Bedroom two as the Master Bedroom as the view is exceptional. Fitted wardrobes provide storage and style. The second Bedroom is a large double room with more built-in storage. The fourth Bedroom is a single room. The third Bedroom is located in the central part of the home and has its own connected dressing room/sitting room which is ideal for teenagers or guests.

The family Bathroom has a large modern shower cubicle and sleek fixtures. There is an additional Shower room off the main entrance Hall as well as a Study which is ideal for anyone looking to work from home.

This substantial home is in a tucked away position. There is currently parking for approx. 3 cars on the driveway. There is also a double garage as well as a single garage.

Viewing is highly recommended to fully appreciate this well-loved and well-maintained property.

# ACCOMMODATION

## GROUND FLOOR 173.2 sq.m. (1864 sq.ft.) approx.



TOTAL FLOOR AREA : 173.2 sq.m. (1864 sq.ft.) approx.

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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### Entrance Hall

### Living Room

21'11" (6.68m) x 14'6" (4.42m)

### Conservatory

20'4" (6.20m) x 11'10" (3.61m)

### Study

9'9" (2.97m) x 7'4" (2.24m)

### Dining Room

13'11" (4.24m) x 11'17" (3.78m)

### Kitchen

16'5" (5.00m) x 10'4" (3.15m) maximum measurement L-shape

### Utility

9'11" (3.02m) x 5'11" (1.80m)

### Shower Room

### Bedroom 1

15'6" (4.72m) x 8'7" (2.62m)

### Bedroom 2

15'4" (4.67m) x 9'10" (3.00m)

### Bedroom 3

11'5" (3.48m) x 9'9" (2.97m) maximum measurement

### Dressing Room

11'8" (3.56m) x 7'7" (2.31m)

### Bedroom 4

9'2" (2.79m) x 7'6" (2.29m)

### Shower Room

### Outside

Large rear garden overlooking farmland mainly laid to lawn with a large patio area. Established front garden leading to parking area and.

### Single Garage - 15'2" (4.62m) x 11'7" (3.53m)

L-shape

### Double Garage - 19'6" (5.94m) x 16'8"

(5.08m)



## Route to View

From our office in Borough green proceed east along the Maidstone Road towards St. Mary's Platt. Turn right just prior to the petrol station into Crouch Lane. At the end of Crouch Lane turn right into Long Mill Lane. The property can then 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)

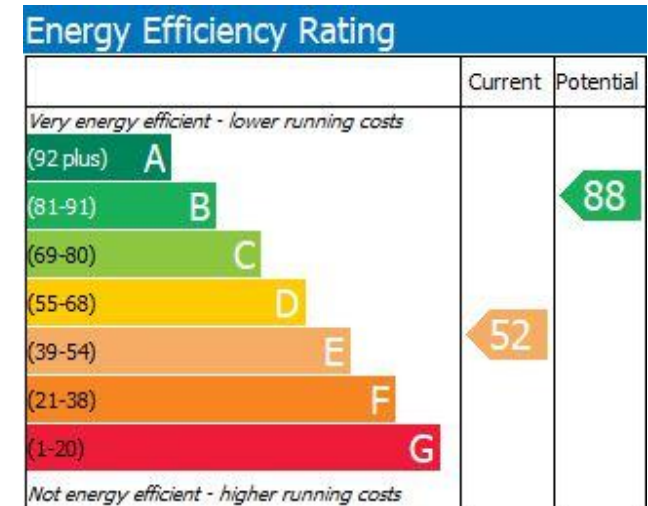
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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:

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