



# JONATHAN HALL

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Long Mill Lane, Platt, Sevenoaks, Kent, TN15 8LG

Price Range: £725,000 to £775,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)

## Accommodation



Ground floor: entrance hall with stairs to first floor and built-in cupboard; cloakroom with WC and washbasin; sitting room with wood-burner; study; and a stunning and spacious kitchen/dining room fitted with contemporary high-gloss wall and base cupboards and drawers, quartz worktops, sink with mixer tap, inset ceramic hob with extractor hood above, built-in oven, built-in microwave oven, built-in wine-cooler, integrated dishwasher, integrated washing machine, two integrated fridge/freezers, integrated fridge, air-conditioning/heating unit and access to the indoor pool room.



First floor: landing with built-in cupboard; bedroom one with built-in wardrobe; three further bedrooms, one with mirror fronted fitted wardrobes and cupboards; and a lovely bathroom fitted with a bath, separate shower, vanity wash basin, WC, towel-rail radiator, tiling to walls and floor.

Indoor pool room with a heated swimming pool, sauna, tiled floor, air-conditioning/heating unit and French doors to both side and rear leading to the garden.

## Outside

Front garden which is mainly laid to a large block-paved driveway with borders stocked with hedging a shared path leading to the entrance door and side access to the rear garden. The rear garden has decking to the rear and an outside kitchen, leading to an artificial lawn.

## Agents Note

The property is freehold, in council tax band F and benefits from double glazed windows, gas central heating, mains gas, mains electrics, mains water and mains drains.

A spacious, superbly presented and refurbished detached house with an indoor heated swimming pool, a pleasant rear garden, a large driveway, a stunning large kitchen/dining room, sitting room, study, cloakroom, four bedrooms and a lovely bathroom. Located in the highly sought-after village of St Mary's Platt with its popular primary school, pub, church, village hall, two parks, allotments, and lovely countryside; and only approximately 0.8 miles from the centre of the popular village of Borough Green, with its wide range of local amenities including a railway station with services to London from only 37 minutes.

## Summary

- Superbly Presented & Refurbished
- Spacious Detached House
- Indoor Heated Swimming Pool
- Pleasant Rear Garden
- Large Driveway
- Highly Sought After Village
- Stunning Spacious Kitchen/Dining Room
- Sitting Room, Study, Cloakroom
- Four Double Bedrooms & Lovely Bathroom
- Local Station (Trains to London from 37 Mins)





## Location

St Mary's Platt benefits from a popular primary school, the Blue Anchor public house, St Mary's Church, a village hall, King Georges Field recreation ground, Stonehouse Field recreation ground with a playground and cricket pitch, allotments, Platt Woods and beautiful countryside walks.

The popular village of Borough Green with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea room, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge, Charing Cross, Victoria, Maidstone and Ashford, is approximately 0.8 miles away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 4.5 miles away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7 miles away.

Bluewater Shopping Centre is approximately 14 miles away.

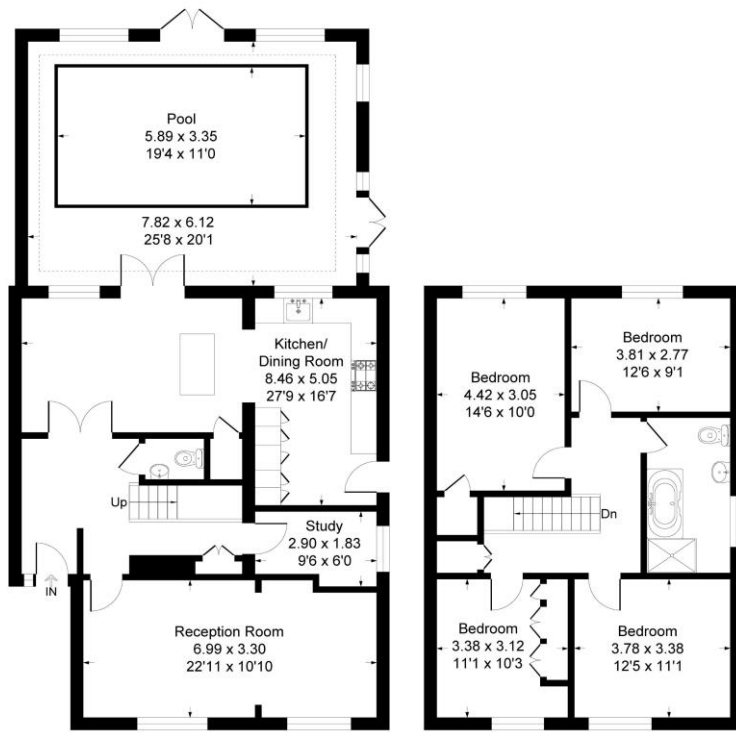
The M26 and the M20 can both be accessed within approximately 2.5 miles.



*A spacious, superbly presented and refurbished detached house with an indoor heated swimming pool, a pleasant rear garden, a large driveway, and a stunning kitchen/dining room; located in the heart of the sought-after village of St Mary's Platt.*







**Ground Floor**  
**First Floor**  
 Approximate Gross Internal Area = 201.9 sq m / 2174 sq ft

- 1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property.
- 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified.
- 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken.
- 4) It should not be assumed that the property has all necessary planning, building regulation or other consents.
- 5) We have not tested any services, appliances or fittings.
- 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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