



# JONATHAN HALL

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Novello Close, Borough Green, Sevenoaks, Kent, TN15 8FQ

Price Range: £325,000 to £350,000

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



## Accommodation

The accommodation comprises entrance hall with stairs to the first floor, landing with built-in cupboard, a lovely dual-aspect open-plan kitchen/dining/sitting room with a contemporary fitted kitchen with high gloss fronted wall & base units, quartz worktops, sink and drainer, gas hob with extractor hood above, built-in oven, integrated fridge, integrated washer/dryer, and wood effect Karndean style flooring; master bedroom with built-in wardrobe and en-suite shower room with vanity washbasin, shower cubicle, WC and heated towel-rail; second bedroom with built-in wardrobe; and family bathroom with vanity washbasin, bath with wall mounted shower above and glass shower screen, WC and heated towel-rail.

## Outside

Outside is a car barn below the property with double doors to the front, power and a built-in cupboard; and communal grounds including a small children's playground.

## Agents Note

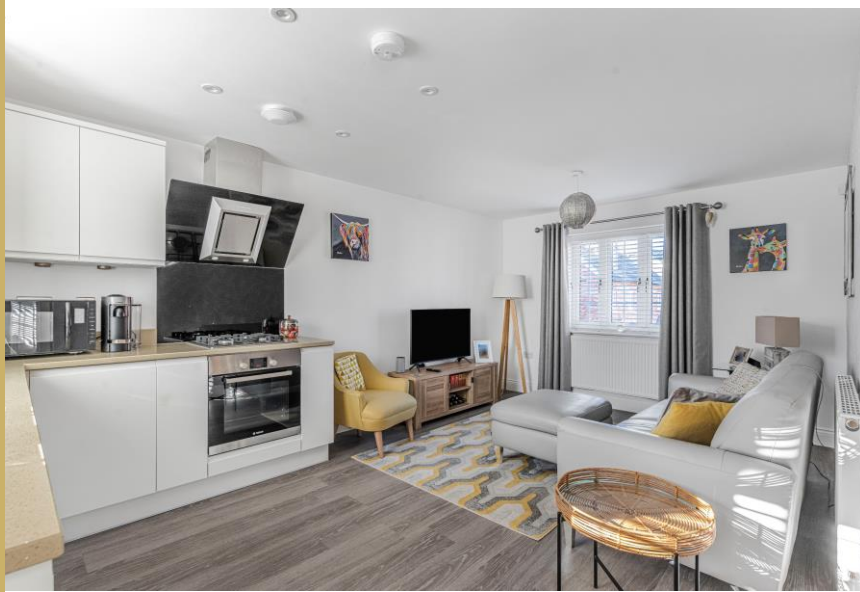
The property is leasehold, in council tax band C and it benefits from the remainder of a 10 year new build warranty, double glazing, gas central heating, mains gas, mains electrics, mains water and mains drains.

The apartment is leasehold with a 125-year lease from January 2018. The vendor informs us the service charge is £277.86 per annum (TBV) and we are awaiting confirmation of the ground rent.

An attractive and superbly presented detached coach house benefitting from a car barn with double doors, the remainder of a 10-year new build warranty, an open plan kitchen/dining/sitting room, master bedroom with en-suite shower room, bedroom two and a family bathroom. Located in a sought-after cul-de-sac, close to the heart of the popular village of Borough Green, with its wide range of local amenities including a mainline railway station with services to London (from 37 minutes).

## Summary

- Superbly Presented Detached Coach House
- Sought-After Cul-De-Sac
- Open-plan Kitchen/Sitting/Dining Room
- Master Bedroom with En-suite Shower Room
- Second Double Bedroom & Family Bathroom
- Car Barn with Double Doors
- Remainder of a 10 Year New Build Warranty
- Double Glazing & Gas Central Heating
- Popular Village with Wide Range of Amenities
- Station with Services to London from 37 Mins





## Location

The popular village of Borough Green benefits from a wide range of amenities including a variety of shops, restaurants, takeaways, pub, bar, cafe, coffee shops, tearoom, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts and basketball court; skate park, football pitches, bowls club, and railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford.

Three historic picturesque villages, St Mary's Platt, Wrotham and Ightham, surround the village of Borough Green, all of which have at least one pub, church, primary school and park.



The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5.3 miles away.

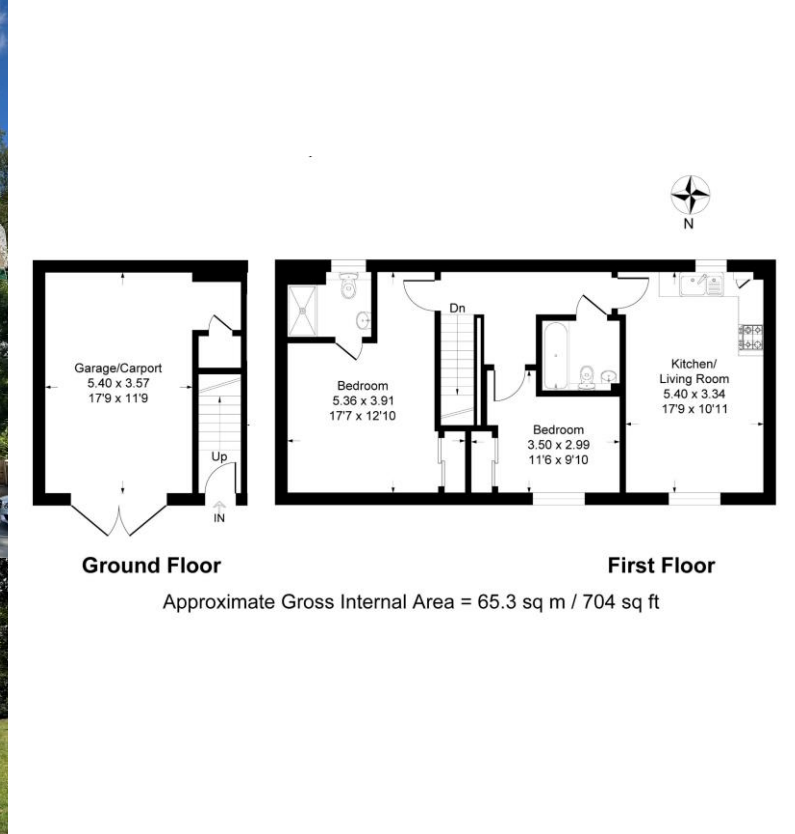
The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7 miles away.

The M26 and the M20 can both be accessed within approximately 2.3 miles.



*A superbly presented and attractive detached coach house with a car barn with doors, located in a sought-after cul-de-sac, close to the heart of the popular village of Borough Green.*





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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