



5 Hill View Plough Hill

Basted, Sevenoaks, Kent, TN15 8PS Freehold



2



1



2



F

Asking Price £375,000

Nestled in the charming hamlet of Basted, within the Borough Green area of Sevenoaks, this delightful terraced period cottage house offers a perfect blend of character and modern living with a semi rural position and having great country views.

Overview

- Period cottage
- Idyllic country side views
- Rural location
- Two bedrooms
- Reception with feature fireplace and wood burning stove
- Kitchen/diner
- Conservatory
- Family bathroom
- Front and rear gardens
- Viewing recommended - NO CHAIN



Property Description

NO CHAIN. The approach to this row of country cottages sets the tone of the location as it is elevated with views over the valley below. Basted offers a semi rural location that many utilize for walking, running and long dog walks. The cottage starts with a well appointed reception with wood burning stove in the brick fireplace. This opens to the well fitted kitchen which fits in well with the period style of the home. There are plenty of units and worktops space. Being a good size the kitchen offers ample dining space as you can see from the photos. Off the kitchen is a generous conservatory that overlooks the rear garden and has access to the cloakroom. The conservatory and kitchen both have cat flaps.



The first floor has generous accommodation and has extra space above the side access making it bigger than most of the neighboring properties. This includes two good sized double bedrooms and family bathroom. The well appointed bedrooms both offer great views and fitted storage.

To the rear is a gently elevated enclosed garden with access from the conservatory. The garden has a raised decked area with mature borders and two large storage sheds. The garden gradually raises to rear which opens to a further patio area which has stunning views across the valley. The rear garden has access from the rear and side. To the front is a small patio area with a trellis borders like the rear garden again this enjoys views across the countryside which reminds you how good the location of this property is.

Location

The property is on the rural edge of hamlet of Basted with its pub and country walks. Borough Green is close by and offers a lively local community with an excellent range of local shops including Sainsbury's Local and a Co-Op. Other amenities includes a library, village hall and various churches and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling. London Commuter services run from the station on the Victoria line with Charing Cross/Cannon Street services also. There are excellent motorway links via the nearby M20/M26 leading to the M25 in either direction. Rural hamlets and villages are on your doorstep from here and the beauty of Kent and the Weald are always close by.

Viewing Arrangements

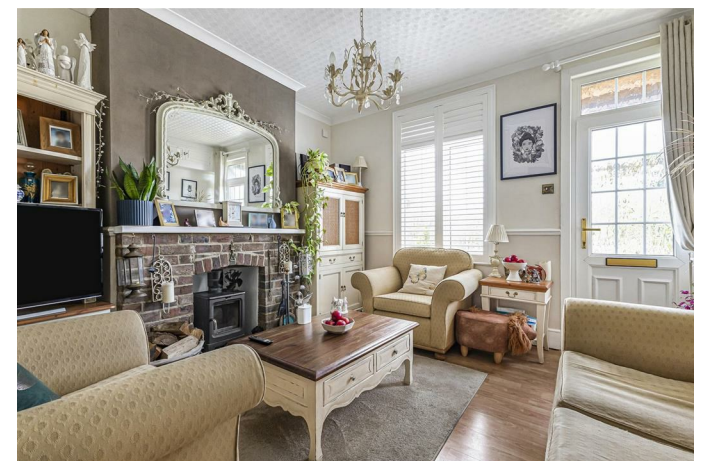
Viewings are strictly by appointment only via Kings.

Directions

From our office head north towards Western Rd/A227. Take Sevenoaks Rd/A25 to Quarry Hill Rd. Take Thong Lane and Basted Lane to Plough Hill.

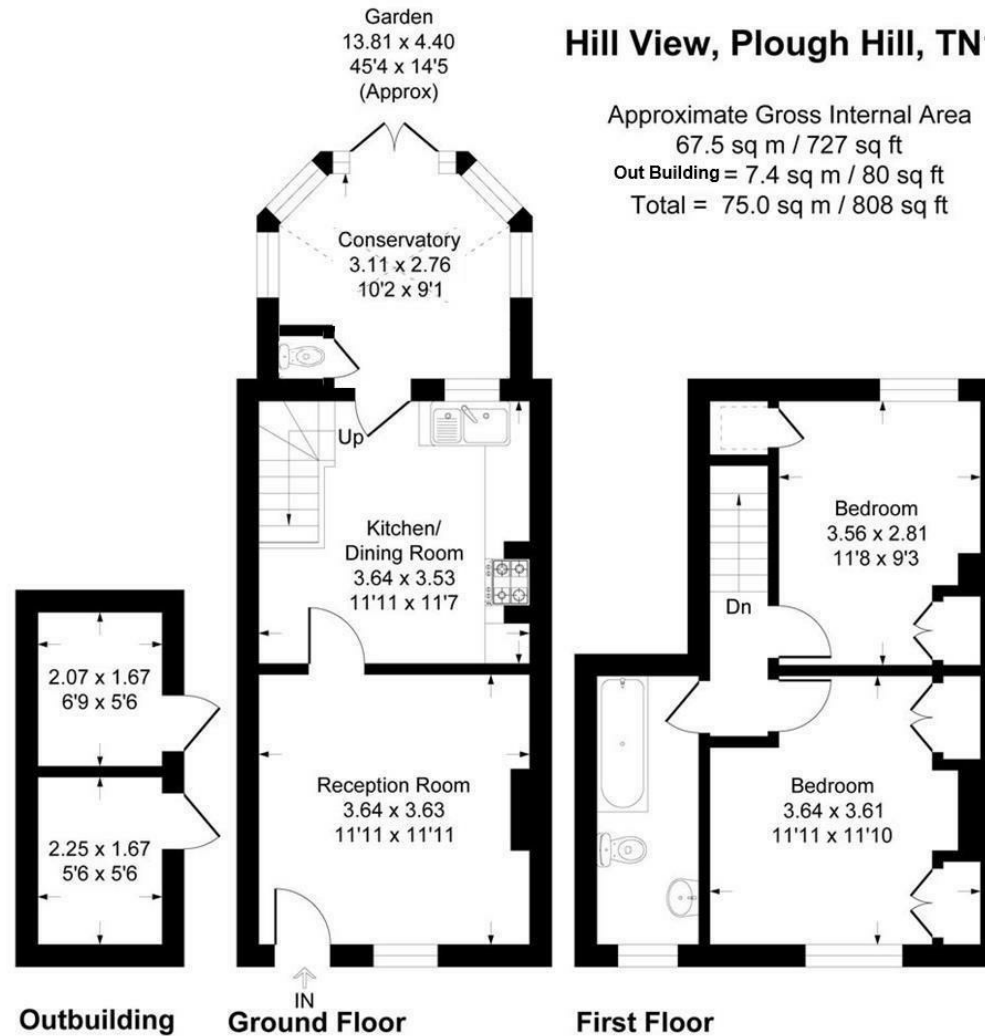
Property Information

Mains electricity, water and drainage. Tonbridge and Malling Council. Council Tax Band D. EPC rated G



Hill View, Plough Hill, TN15

Approximate Gross Internal Area
 67.5 sq m / 727 sq ft
 Out Building = 7.4 sq m / 80 sq ft
 Total = 75.0 sq m / 808 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix

Kings gives notice that: 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

51 Western Road, Borough Green, Kent, TN15 8AN
 T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

