



## 12 Platt House Lane

Fairseat, Kent, TN15 7LX Freehold

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Asking Price £799,950

**A delightful and thoughtfully extended four bedroom family home with three bathrooms, cloakroom and three reception rooms. Exceptionally large garden with panoramic views and in a highly sought-after rural setting.**

### Overview

- Panoramic views
- Four bedrooms
- Additional land included
- Rural location
- Ample off street parking
- Two en-suites
- Three reception rooms
- Kitchen/diner
- Built in the 1920's
- Freehold



### Property Description

Entrance hall leading to reception rooms, utility and bright and airy L-shaped kitchen, complete with wooden worktops and triple-aspect windows that flood the space with natural light. Beyond the kitchen lies a generous reception room with ample space for a large dining table, French doors leading to the garden, and additional windows that enhance the airy feel. A third reception room, currently used as a snug, also features French doors opening onto the garden. Upstairs, there are four well-proportioned bedrooms, two of which benefit from en-suite bathrooms, along with a spacious family bathroom.



### Location

Fairseat offers the best of both worlds with a peaceful rural setting and major motorways (M20 & M25) only a short drive away. There are scenic walks in all directions, with parks and recreational facilities nearby. Ebbsfleet station offers high-speed trains to London St Pancras with Borough Green & Wrotham train station offering direct line to London Bridge, Charing cross and London Victoria. For shopping, Culverstone Green has a grocery store, petrol station, and post office. Meopham offers pubs by the village green. West Malling features boutique shops and dining, while

Sevenoaks has a much wider selection on offer. Nearby villages offer primary schools, with secondary school and Grammar options in surrounding towns and villages.

### Viewing Arrangements

Viewings are strictly by appointment only via Kings.

### Directions

From our Borough Green office: Head east on Western Road/A227, continue to follow A227, at the roundabout, take the 2nd exit onto London Road/A20, at the roundabout, take the 2nd exit onto Gravesend

Road/A227, keep left to continue on Fairseat Lane, turn right onto Platt House Lane, destination will be on the right. what3word location finder: [///stop.regime.top](https://www.what3words.com/stop/regime/tops)s

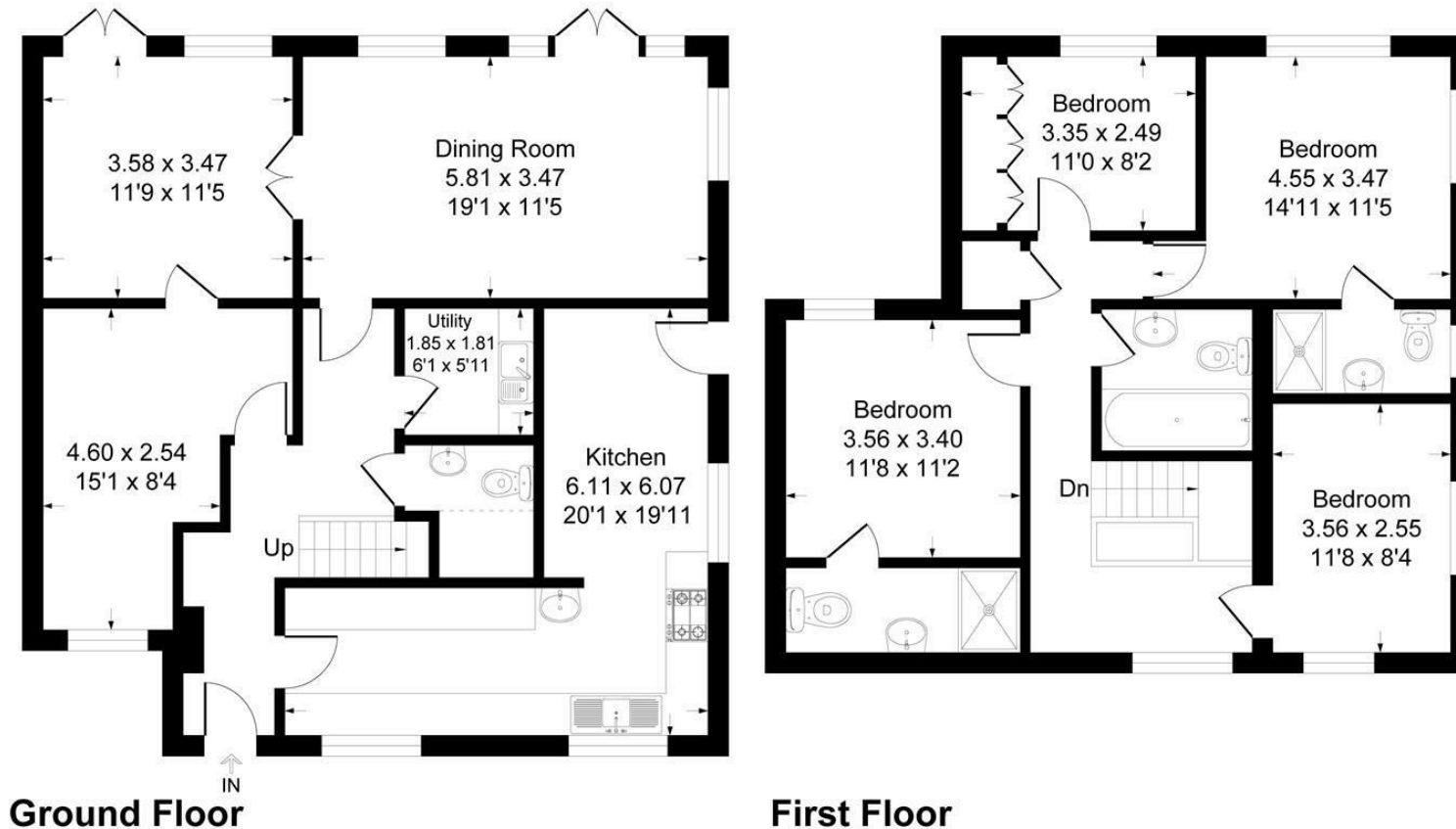
### Property Information

Mains electric, water and drainage. Oil heating. Council: Tonbridge & Malling. EPC rated C. Council tax band D.



# Platt House Lane, TN15

Approximate Gross Internal Area 161.5 sq m / 1738 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

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