



## Domus Platt Common

Platt, Sevenoaks, TN15 8JX Freehold

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Asking Price £875,000



An architecturally designed bungalow set on a generous and secluded plot at the end of a quiet private road in Platt. The property has been in the same ownership since being built in the 1950's and is offered to the market chain free for the first time.

With the main light and airy accommodation being on one level, the property had a later addition to include a lower level study and utility room, accessed via a spiral staircase. Offering huge potential to extend and make the property your own, viewing is highly recommended to understand the scope that it lends.

### Overview

- CHAIN FREE
- 1950's architecturally built bungalow
- In need of completely updating (STPP)
- 4 Bedrooms
- En-suite and dressing room to main bedroom
- 3 Further bedrooms
- Family Bathroom
- Open plan living area with log burner
- Detached double garage
- Established large garden



### Property Description

On entering through the front door you walk into a hallway which is open planned with the sitting room/dining room and is separated by a glass panel and York stone wall with log burner to sitting room. The dining room has large patio sliding doors overlooking the rear garden. A galley kitchen can be accessed from this room and from an inner hallway off the main hall, which also leads to 3 bedrooms and a family bathroom. On the other side of the sitting room, the main bedroom with dressing room and en-suite shower room is accessed through a hallway and from here a spiral staircase leads down to an office and utility room/boiler room with access to the garden.

Outside there is an in and out driveway with plenty of parking, leading to a large detached double garage. A special feature of the property is the extensive, secluded garden to the rear, with established shrubs, fruit and nut trees and a large lawn area. Leading from the kitchen door is a paved terraced area facing west.





### Location

The property is located in a quiet lane off the private road leading to Platt Woods in the sought after village of St. Mary's Platt with its popular primary school, public house, church and two recreation grounds. Borough Green village benefits from many local amenities: general convenience stores, small shops, cafes, library and a doctor's medical practice. The village has excellent transportation links with the M20/M25 and M2/A2 motorway networks both within easy reach and Gatwick can be reached in approximately 40 minutes. Borough Green mainline rail station has frequent

services to Victoria 50 minutes, London Bridge and Charing Cross 40 and 50 minutes respectively. There are local primary and secondary schools within Borough Green and the neighbouring villages with grammar schools at nearby Sevenoaks, and a little further afield in Tonbridge. More comprehensive shopping facilities can be found in Sevenoaks, West Malling and Bluewater at Greenhithe (30 minutes).

### Viewing Arrangements

Strictly by prior appointment with Kings

### Directions

From our Borough Green office: Head west on Western Road/A227, at the roundabout, take the 1st exit onto Sevenoaks Road/A25, continue to follow A25, turning right onto Platt Common. Continue up Platt Common and the property will be found on the right hand side. what3words location finder: [///sprint.army.tuned](https://www.what3words.com/sprint.army.tuned)

### Property Information

Connected to mains gas, electricity, water and waste. Tonbridge and Malling council tax band G. Tenure: Freehold





# Platt Common, Platt, TN15

Approximate area = 1849.2 sq ft / 171.8 sq m

Garage = 541.4 sq ft / 50.3 sq m

Total area = 2390.6 sq ft / 222.1 sq m

For identification only, not to scale.



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