



## 13 The Old Saw Mill Long Mill Lane

Platt, Sevenoaks, TN15 8QJ Leasehold

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Price Guide £525,000



**A immaculately presented and spacious first floor apartment with delightful rural views and set in an exclusive development, with approximately 4 acres of delightful communal grounds. Situated on the outskirts of the sought after village of St Mary's Platt.**

#### **Overview**

- First floor luxury apartment
- Set in four acres of beautifully kept grounds
- Lift assisted building
- Two double bedrooms
- Good size reception with feature fireplace
- Large kitchen/diner
- Family bathroom and ensuite to main bedroom
- Garage
- Chain free
- Viewing recommended

#### **Property Description**

As soon as you enter the property you will be impressed with the spacious entrance hall which has a large cupboard. The apartment is beautifully and tastefully presented throughout and is located on the first floor at the front of the building so enjoys stunning elevated rural views. The lounge has two large windows which allow for plenty of natural sunlight and has a stunning feature fireplace. The kitchen and dining area is modern and well-designed with plenty of cupboards and worktop space. There are integrated appliances and plenty of space for a dining suite so that this room can be used as a social hub of the apartment for entertaining guests or relaxing with the family. The master bedroom is, like, the rest of the apartment beautifully presented and is a beautiful room to relax and rest in.



Off the master bedroom there is a generous dressing room as well as a spacious en-suite bathroom with separate shower cubicle. The second double bedroom is located at the other end of the apartment and is spacious and airy and has two built in double wardrobes providing plenty of storage. The well presented family bathroom and second bedroom would accommodate guests well. Outside the property the communal grounds are beautifully landscaped and well tended. There are steps leading to the communal parkland where you enjoy wonderful walks around the grounds. The property has a garage en-bloc with an allocated parking space. There are designated spaces for visitor parking.

#### Location

Situated on the outskirts of St. Mary's Platt which is a sought after village with a popular Church of England primary school, the Blue Anchor public house, St. Mary's Platt Church and a recreation ground. Borough Green with its variety of shops, restaurants coffee bars and main line station with trains to London is just a few minutes drive away. The larger town of Sevenoaks with its bustling high Street and comprehensive range of shopping and leisure facilities is approximately seven miles away. Access to the M26/M20 is approximately three miles away.

#### Viewing Arrangements

Strictly by prior appointment with Kings.

#### Directions

From our Borough Green office head west on Western Rd/A227. At the roundabout, take the 1st exit onto Sevenoaks Rd/A25 and continue to follow A25 Turn right onto Long Mill Lane. Turn left on to The Old Saw Mill. What3words: ///insist.long.settle

#### Property Information

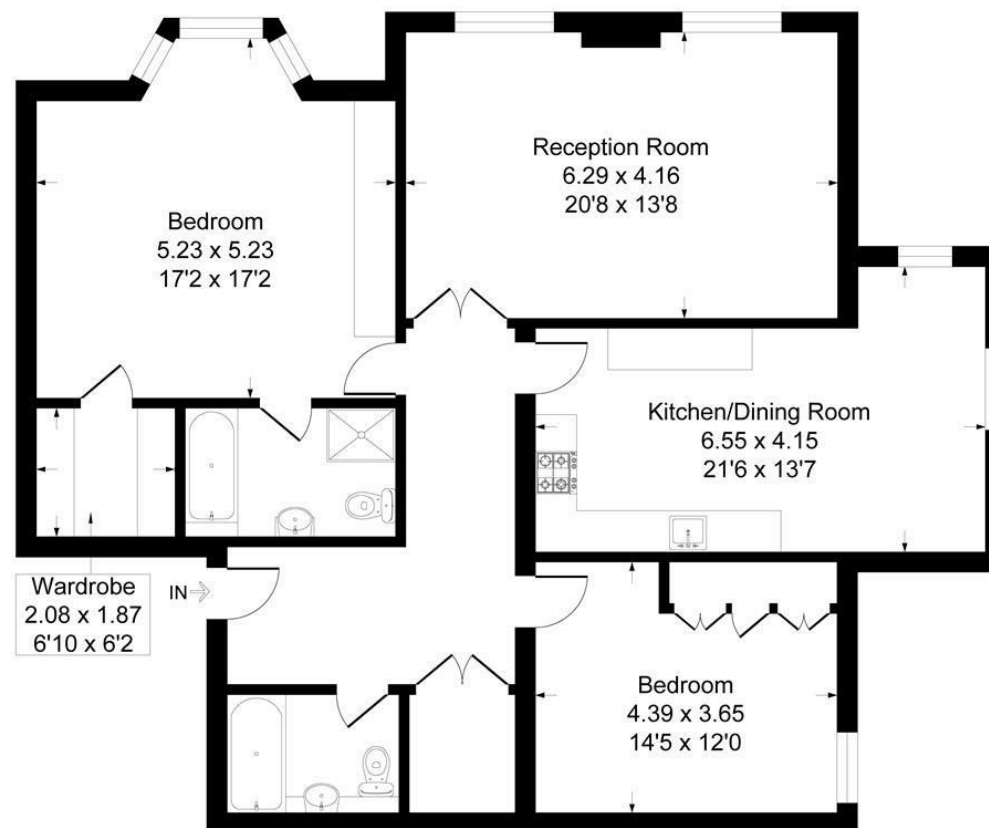
The local authority is Tonbridge and Malling. Council Council Tax Band G The property is Leasehold - 999 years from 01/02/2004 Service charges and ground rent to be advised.





## The Old Saw Mill, Long Mill Lane Platt, TN15

Approximate Gross Internal Area 126.5 sq m / 1362 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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