KINGS

47 Minters Orchard

St Mary's Platt, Kent, TN15 8JQ Freehold

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Asking Price £749,995

A delightful four bedroom detached family home situated in the sought-after location of St Mary's Platt. This beautiful property must be seen to be appreciated. Contact us today to arrange your viewing.

Overview

- Four bedroom detached family home
- Sought-after location
- Garage and parking for several vehicles
- Three reception rooms
- Utility room & cloakroom
- Walking distance to the train station
- En-Suite Shower to master bedroom
- Cul-de-sac position
- Views to the rear backing onto fields

Property Description

An exclusive opportunity has arisen to acquire a highly sought-after family home, tucked away in a quiet cul-de-sac in the desirable village of St Mary's Platt, . Offering over 1,700 square feet of space, this substantial property backs onto beautiful open fields, providing a peaceful and private setting that must be seen to be appreciated. This family home offers a generous layout with bright, well-proportioned rooms throughout. The spacious kitchen is perfect for family gatherings and the reception rooms provide ample space for both formal and informal living. Upstairs you will find a range of comfortable bedrooms, including a master bedroom with en-suite facilities. Externally, the property features a well-maintained garden. The home also benefits from a double garage and off-street parking. Located in the heart of St Mary's Platt, this property is within easy reach of local amenities, schools, with good road and rail transport links . This is an exceptional opportunity to secure a family home in one of Sevenoaks most desirable villages.

Location

St Mary's Platt is home to a well-regarded primary school, the Blue Anchor pub, St Mary's Church, a village hall, King George's Field recreational area, Stonehouse Field with its playground and cricket pitch, allotments, Platt Woods, and scenic countryside trails. The nearby village of Borough Green, located about 0.7 miles away, offers a wide array of amenities, including a variety of shops, restaurants, cafes and takeaway options and The Reynolds Retreat Country Club. The mainline station in Borough Green provides fast services to Victoria, London Bridge and, Charing Cross.

The historic town of West Malling, approximately 4.5 miles away, offers a variety of shopping and leisure options, as well as a mainline station. The historic market town of Sevenoaks, around seven miles away, features a comprehensive selection of shops, leisure facilities, and both state and private schools, grammar schools and the prestigious Sevenoaks Public School. The train station has fast and frequent services to London Bridge and Charing Cross. Bluewater Shopping Centre is located roughly 14 miles away, while both the M26 and M20 motorways are accessible within about 2.3 miles with access to the M25 orbital.

Viewing Arrangements

Viewings are strictly by appointment only via Kings.

Directions

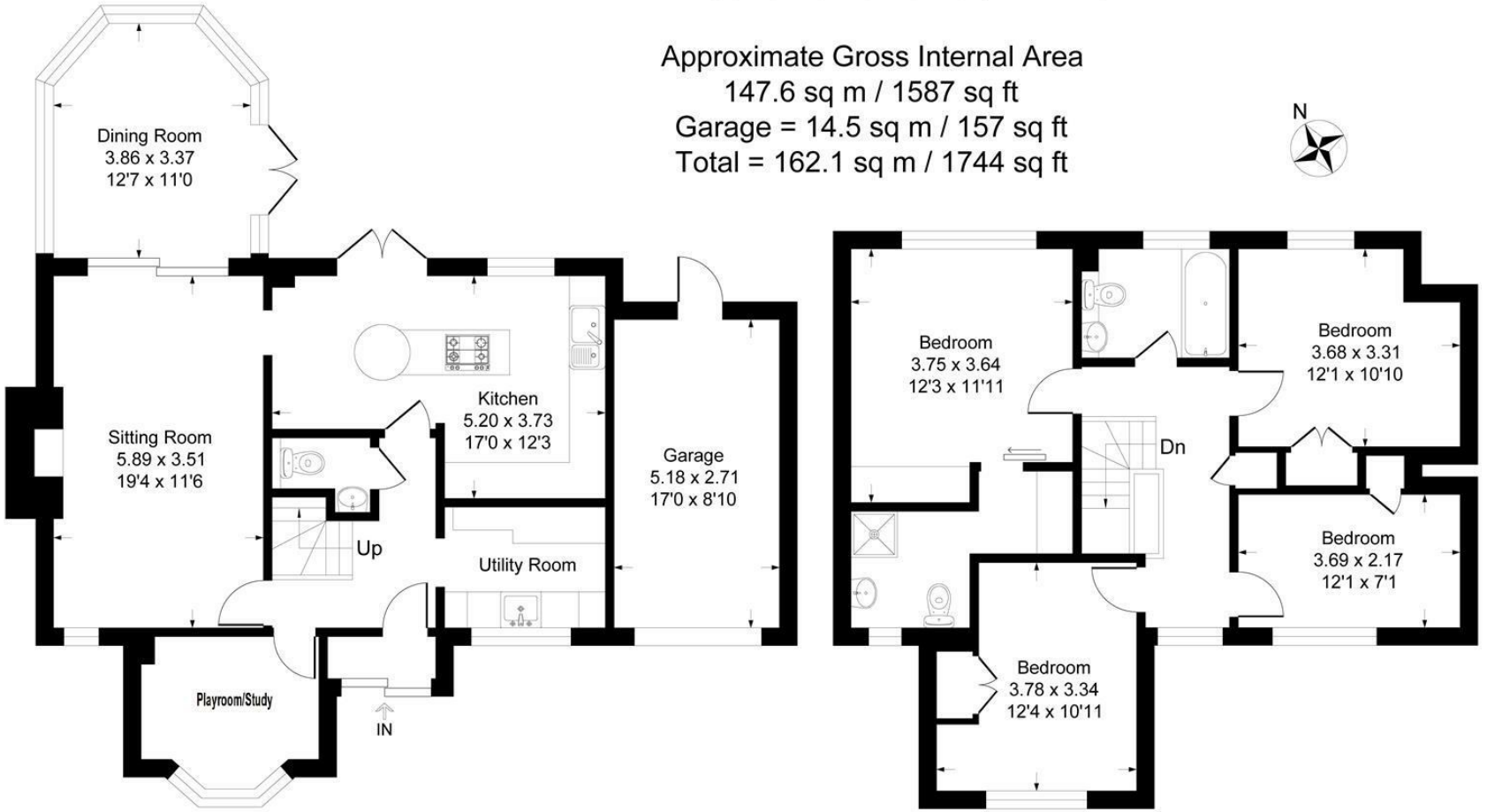
From our Borough Green office, head north towards Western Rd/A227, turn left at the roundabout onto the A25, turn left onto Minters Orchard, destination will be on your right. what3words: ///lower.boxing.atom

Property Information

The property has mains supply for water, drainage, gas, and electricity. Council tax band F. The local council is Tonbridge & Malling. EPC rating D.

Minters Orchard, TN15

Approximate Gross Internal Area
147.6 sq m / 1587 sq ft
Garage = 14.5 sq m / 157 sq ft
Total = 162.1 sq m / 1744 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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