



Wenphens, Dux Lane, Plaxtol, Sevenoaks, Kent TN15 0RB
Guide: £650,000 Freehold

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INDEPENDENT ESTATE AGENTS



***Delightful Semi-Detached Family Home *Sought After Rural Situation**
***Outskirts of Plaxtol *Three Bedrooms *Spacious Sitting Room**
***Kitchen/Dining Room *Utility/Cloakroom**
***Generous Dual Aspect Main Bedroom & En-Suite Shower Room**
***Guest Bedroom & En-Suite Bathroom**
***Beautiful Walled Cottage Rear Garden with Glazed Veranda**
***Front Garden, Garage/Workshop & Driveway *No Onward Chain**

Description

Rarely available on the market, Wenphens boasts uninterrupted rural views from every aspect. This cherished family home, offered for sale with no onward chain, has been in the same ownership for over 60 years and internal viewing is highly recommended to fully appreciate the potential. The first floor accommodation also offers flexibility and could be comfortably reconfigured to create additional bedrooms, if desired.

Accommodation

- The property is approached over a paved driveway leading to the front door opening to the entrance lobby having doors to the sitting room and ground floor bedroom.
- Bright sitting room with picture window to front and lovely views over the surrounding countryside, ceiling beams and open archways to the kitchen. Central fireplace with brick hearth and beam over, attractive fitted display shelving and cupboards to recesses.
- Kitchen/dining room forming the hub of the home, fitted with a range of wall mounted cabinets and base units of cupboards and drawers with contrasting granite worktops and upstands. Striking central electric AGA, under counter sink units, integrated dishwasher, electric countertop hob and fitted combination oven, space for freestanding fridge freezer.
- Small inner lobby having stairs rising to the first floor and providing additional access to the utility/cloakroom.
- Dual aspect ground floor bedroom with lovely views, this could also be utilised as an additional reception room if required. Door through to the spacious cloakroom/utility having close coupled toilet, pedestal basin, space and plumbing for washing machine and tumble dryer. There is also plumbing in place for a bath, should this be required.
- First floor, small landing with fitted bookshelf. There are presently two bedrooms, a shower room and a bathroom to the first floor which could be reconfigured to provide additional bedrooms if required.
- Dual aspect main bedroom with glorious uninterrupted rural views, wall to wall fitted wardrobes providing ample storage, access to loft space via hatch and access to staircase via sliding door.
- Shower room, fitted with a white suite comprising concealed cistern toilet, vanity unit with basin and solid countertops, corner shower enclosure with wall mounted shower, tiled splashback and glazed screen. Airing cupboard housing tank and door leading to the:-
- Second guest bedroom with lovely aspect to front, fitted wardrobes and door to the bathroom.
- Family bathroom fitted with a matching suite comprising oval panelled bath, close coupled toilet, vanity unit with basin and solid countertops and tiled splashback.



- Beautiful walled cottage rear garden, large terrace ideal for alfresco dining with glazed veranda, steps lead up to the remainder of the garden mainly laid to lawn with delightful cottage planting to borders including roses, providing a variety of interest and circular paved seating area. Screened oil tank and external tap.
- Front garden having raised border with circular feature and mature shrubs and trees, paved driveway leading to the garage/workshop having up and over door to front, personal door to garden, power and light.
- Services & Points of Note: Mains water, drainage and electricity. Oil fired central heating. Windows replaced in 2022.
- Council Tax Band: F - Tonbridge & Malling Borough Council
- EPC: E

Situation

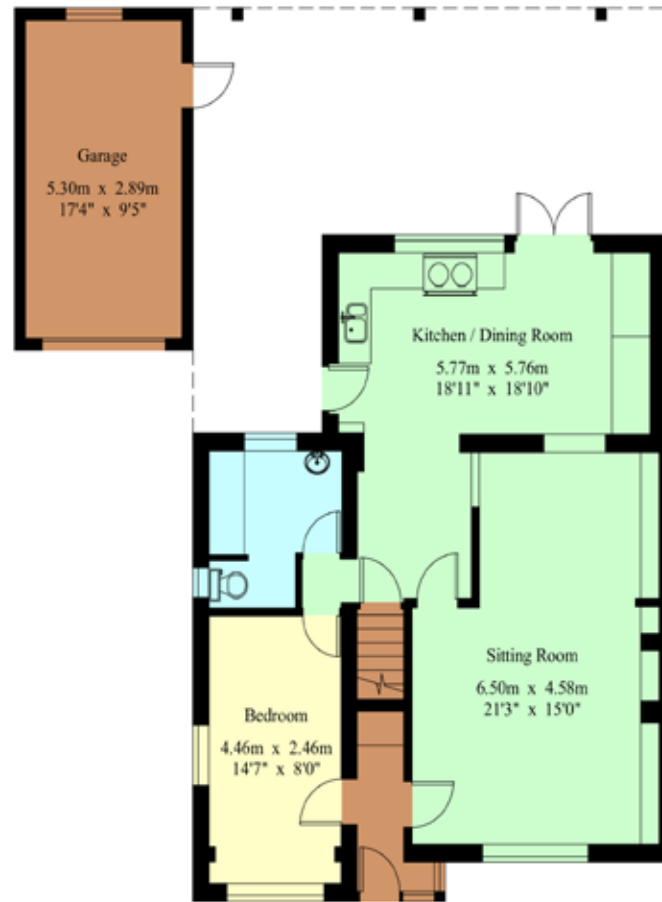
The property is situated in the rural outskirts of Plaxtol, a traditional village community, with a country pub, church, village store, post office, cricket pitch with playground and primary school, surrounded by beautiful countryside and historic places of interest. Rail stations at Borough Green (4 miles) serving London Victoria and Sevenoaks (7 miles). serving Charing Cross, via London Bridge and Waterloo East. The M20 motorway can be accessed at Wrotham Heath, linking to the Channel Tunnel, the M25, Gatwick and Heathrow airports. Comprehensive range of shopping, educational and recreational facilities can be found in Tonbridge, Sevenoaks and Bluewater. Nearby primary schools include Shipbourne and Ightham with secondary schools, Weald of Kent Grammar, Knole Academy and Trinity Schools in Sevenoaks. Grammar schools in Tonbridge and Tunbridge Wells with annexes in Sevenoaks and private schools including Walthamstow Hall, The Granville, Sackville, Solefields, New Beacon Prep Schools. Sackville, The Schools at Somerhill, Hilden Oaks and Hilden Grange. Leisure facilities in the area includes tennis and football clubs, Reynolds Country Club & Fitness Spa in Borough Green. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Football, rugby, hockey and cricket in the Vine area of Sevenoaks.

Viewing Strictly By Appointment

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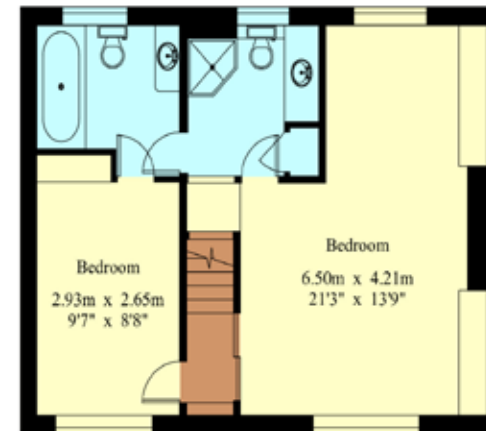




Ground Floor

Wenphens

House - Gross Internal Area : 131.1 sq.m (1411 sq.ft.)
Garage - Gross Internal Area : 15.3 sq.m (164 sq.ft.)



First Floor

