



Ibbett Mosely

18 Greenlands, Platt, Sevenoaks, Kent, TN15
8LL



Rarely available with a South facing garden this extended house surely should be on your viewing list. Extended to provide all that is needed for modern living within the highly popular St. Marys Platt.

Guide Price £900,000 to £950,000

Entrance Hallway 16'9 x 9'1

This inviting hallway welcomes you with its light, neutral tones and patterned flooring that adds subtle texture. The carpeted staircase curves gracefully upwards, creating a warm transition to the upper floors. Ample natural light filters in through the side window beside the front door, enhancing the airy feel of this entrance space.

Dining Area 12' x 19'7

Fabulous connected room that sits to the front of the house but connected to the rear open plan extension. Front facing window beams light into the area and access is given to the entrance hallway. Can be switched around with the sitting area to the rear and seasonally adjusted. The dining area comfortably seats a large table, positioned near a feature fireplace with a striking dark green accent wall.

Open Plan Kitchen, Dining and Living Area 30'5 x 22'9

An impressive open-plan space combining kitchen, dining, and living areas, designed with a modern, airy feel. Large Lantern skylights flood the space with natural light, enhancing the contemporary herringbone style flooring throughout. The kitchen features a central island

- Stunning Extended Family Home
- Open Plan Living Dining Kitchen
- Lantern Windows & Bifold doors to South Facing Garden
- Flexible Downstairs Bedroom / Study & Shower Room
- Garden Access to Farmland & Country Walks in Popular St Marys Platt
- Walking Distance to Borough Green Mainline Station to Charing Cross & Victoria Hubs
- Immaculately Presented Throughout - Turn Key Purchase
- Off Street Parking
- Guide Price £900,000 to £950,000
- EPC rating - C; Council Tax Band - F

with breakfast bar seating, sleek white cabinetry, and integrated appliances, with double bifold doors opening to the garden. The adjoining living area boasts comfortable sofas arranged around a media unit, creating a perfect space for relaxation and entertaining.

Study / Downstairs Bedroom Four 12'9 x 8'

Currently set up as a spacious study this was always designed to be an additional bedroom with a downstairs shower room just a short distance away. Access to the hallway and a window to the front.

Downstairs Shower Room 8'3 x 9'1

The shower room is finished with modern, beige tiles and a stylish mosaic strip that adds visual interest. It features a clear glass shower enclosure, a vanity sink set into wooden cabinetry, and a close-coupled toilet. A heated towel rail and a small frosted window bring practical touches and natural light to the space.

Utility Room 8'10 x 4'7

A great addition to the house and ability to shut off the hardworking appliances in a family home. Access to the rear garden is given for washing and returning from walks with the dog if you have one.





Landing

9'1 x 3'5

Centrally connected landing offering access to all bedrooms and bathroom.

Bedroom 1

14' x 10'10

This bedroom is a cosy retreat with soft carpeting and cream walls, complemented by wooden skirting boards that add warmth. A large window dressed with navy curtains invites natural light, while wooden furniture including bedside tables and a chest of drawers provide ample storage. The room benefits from a calm and restful atmosphere, ideal for rest and relaxation.

Bedroom 2

14'8 x 8'7

This bedroom showcases a serene and neutral palette with plush carpeting and light walls. Ample natural light streams through two windows, one fitted with blinds and the other offering a cozy outlook. The room features built-in wardrobes with mirrored sliding doors, wooden bedside tables, and a dresser, creating a well-organised and comfortable space.

Bedroom Three

10'9 x 7'2

A good sized bedroom with outlook to the front.

Bathroom

12'5 x 6'

Modernised and offering a four piece suite with walk in shower cubicle and separate bath. Stylish tiled floor and walls and an outlook over farmland to the rear.

Rear Garden

The rear garden is an expansive space with a well-maintained lawn and a paved patio area ideal for outdoor dining and relaxing. A covered seating area offers shelter and comfort, while the garden extends to a further lawned stretch with mature planting and a wooden garden shed. The garden enjoys a peaceful rural outlook, perfect for enjoying the countryside views and outdoor activities.





Front Exterior

The front exterior presents a well-kept frontage with a block-paved driveway providing ample off-street parking. The property displays a charming facade with a pitched roof and dormer windows, blending traditional and contemporary elements. The garden to the side is neatly lawned with established borders, contributing to the attractive street scene.

St Marys Platt

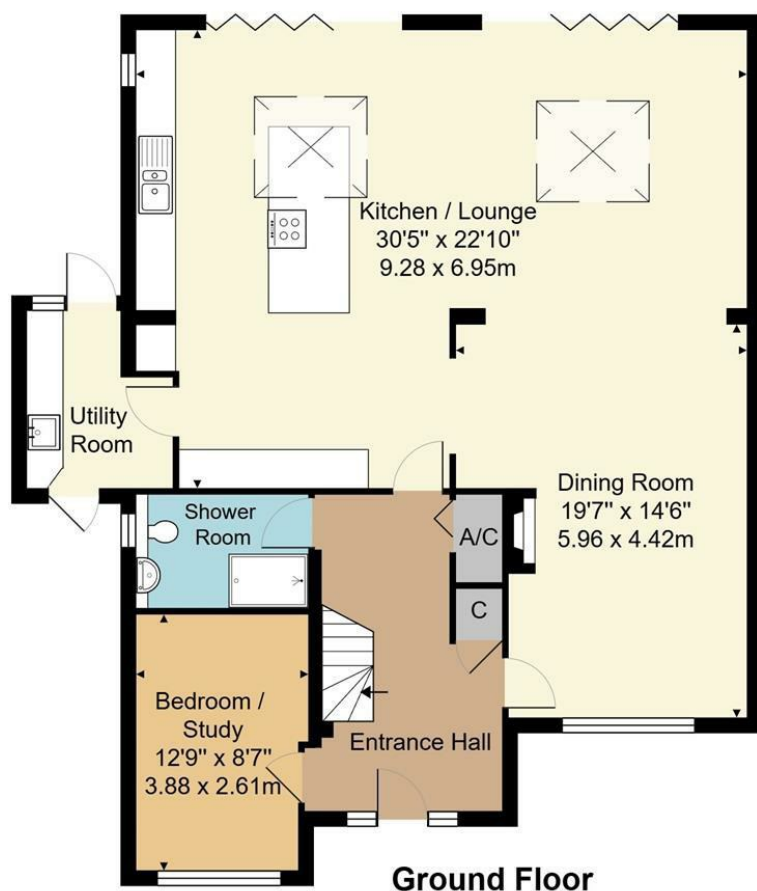
St Mary's Platt benefits from a popular primary school, the Blue Anchor public house, St Mary's Church, a village hall, King Georges Field recreation ground, Stonehouse Field recreation ground with a playground and cricket pitch, allotments, Platt Woods and beautiful countryside walks.

Borough Green with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford, is only 1 mile away.

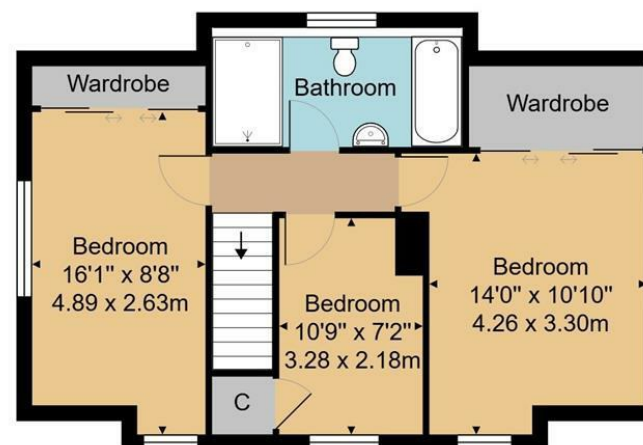
The historic market town of West Malling, with its range of shopping and leisure facilities and mainline station, is approximately 4 miles away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7 miles away.

The M26 and the M20 can both be accessed within approximately 2.3 miles.



Approx. Gross Internal Area 1769 ft² ... 164.4 m²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- C

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