



MADDOX  
COTTAGES

Ibbett Mosely

1 Maddox Cottages Long Mill Lane, Platt, Sevenoaks, TN15 8NA



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**A MODERN YET CHARACTERFUL END OF TERRACE HOME WITH LARGE GARDEN AND FRONT VIEWS OF THE CHURCH**

**GUIDE PRICE: £500,000 - £525,000 FREEHOLD**

- 2 Bedrooms
- Modern Throughout
- Great Location
- Characterful Fireplace
- Downstairs Wc/Utility Room
- EPC 'D'
- Front and Rear 'L' Shaped Garden
- Church Views to Front
- Council Tax Band 'E'

A gorgeous and extended 2 bedroom end of terrace home with a larger than usual garden, characterful features and local amenities nearby.

## DESCRIPTION

Located in a popular and well-established residential area, this charming 2-bedroom end of terrace home offers a stylish blend of comfort, character, and practicality—ideal for first-time buyers, small families, or downsizers seeking a move-in-ready property with a homely feel and great outdoor space.

Internally, the property is well laid out and thoughtfully updated, beginning with a welcoming entrance hall into a snug and cosy lounge, perfect for relaxing after a long day. To the rear, you'll find a generously sized kitchen diner, beautifully designed to accommodate both cooking and entertaining. With ample countertop and cupboard space, room for a dining table, and French doors opening directly onto the rear garden, this area is truly the heart of the home.

A particularly useful feature is the downstairs WC/utility room, conveniently tucked away, offering space for washing machine and additional storage - ideal for busy households.

Upstairs, the home continues to impress with two well-proportioned bedrooms, both filled with natural light, and a modern family bathroom finished to a high standard along with the principle bedrooms ensuite.

Externally, the property boasts a delightful 'L'-shaped rear garden, thoughtfully landscaped to include both lawned and paved areas. A corner decking area provides an ideal spot for outdoor seating or al fresco dining, benefiting from excellent sun throughout the day—perfect for enjoying the warmer months. Being an end of terrace, the property also enjoys added privacy and side access.

This well-maintained home offers a fantastic

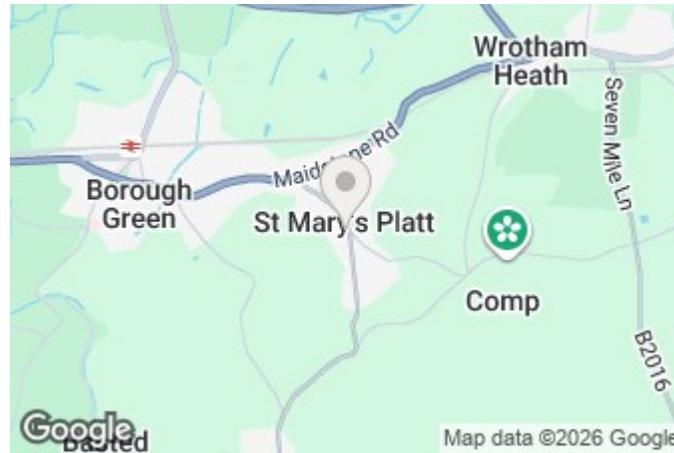
opportunity for buyers looking for a comfortable and stylish property in a great location. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

### LOCATION

Situated on the picturesque Long Mill Lane in the desirable village of St Mary's Platt, this property enjoys a peaceful semi-rural setting with excellent access to local amenities. The village offers a popular primary school, village hall, and pub, all within walking distance, while a wider range of shops, cafes, and services can be found in nearby Borough Green—just under a mile away. For commuters, Borough Green & Wrotham Station provides direct rail services to London in approximately 45 minutes, and the M20 and M26 motorways are easily reached within 2.5 miles, offering swift road links to London and the Kent coast. Surrounded by countryside walks and located within the Kent Downs Area of Outstanding Natural Beauty, the area also benefits from access to excellent schools and leisure facilities in Sevenoaks (7 miles) and Tonbridge (9 miles).

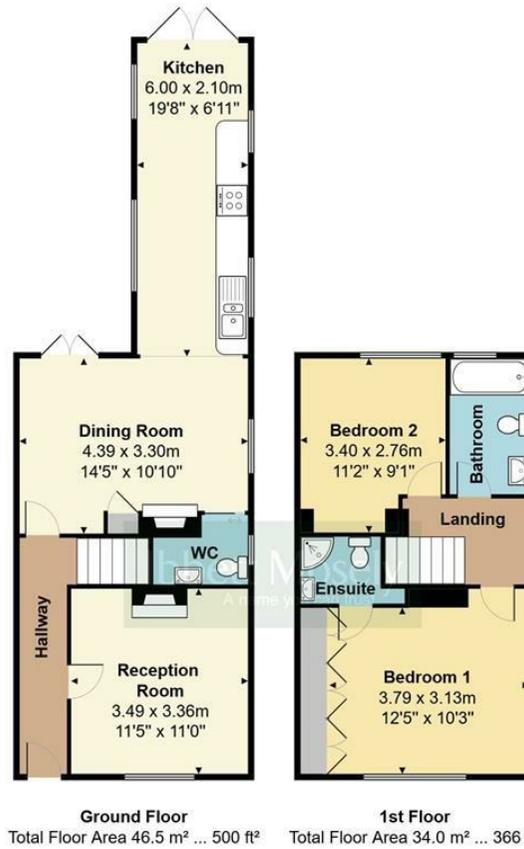
### DIRECTIONS

From Sevenoaks High Street, head north and join the A25 heading east towards Seal and Borough Green. Continue on the A25 for approximately 6.5 miles, passing through Seal and over the M26. After entering Borough Green, turn left at the crossroads and continue for about half a mile. At the mini roundabout, take the first exit onto Platt Lane, then follow the road for around a mile until you reach the village of St Mary's Platt. Turn right onto Long Mill Lane, where the property will be located along this scenic, residential stretch.



Maddox Cottages, Long Mill Platt, Sevenoaks, TN15

Total Floor Area: 80.5 m<sup>2</sup> ... 866 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- D

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