

Ibbett Mosely

Bourne House, Brook Lane, Plaxtol, Kent,
TN15 0QU £1,100,000


bbett Mosely

A Well Presented Detached Family Home in a Highly Regarded Rural Setting

A substantial detached family house, originally built in the 1970s, which has been considerably improved and well maintained over time. Occupying a peaceful position on the edge of Plaxtol, the property enjoys south-facing gardens, a stream boundary, and open outlook over adjoining recreation ground, making it a particularly attractive setting.

- MASTER BEDROOM WITH EN SUITE FULLY TILED SHOWER ROOM
- THREE FURTHER BEDROOMS
- FULLY TILED FAMILY BATHROOM
- THREE RECEPTION ROOMS
- CONSERVATORY
- WELL APPOINTED KITCHEN
- UTILITY ROOM AND CLOAKROOM
- SEALED UNIT DOUBLE GLAZING
- LARGE GARAGE WITH ELECTRIC UP AND OVER DOOR
- FEATURE EXCEPTIONALLY WELL STOCKED GARDENS





PROPERTY SUMMARY

Ground Floor

The house offers generous and well-proportioned accommodation, typical of this era of build:
Entrance hallway with storage
Sitting room with fireplace
Separate dining room
Conservatory overlooking the garden
Study/home office

The kitchen is well appointed with quality fitted units and integrated appliances, complemented by a separate utility room.

First Floor

Principal bedroom with built-in wardrobes and en-suite shower room
Three further bedrooms
Fully tiled family bathroom

The accommodation is presented in good order throughout, offering immediate comfort while also giving buyers the option to personalise over time.

OUTSIDE

Bourne House is approached through a five bar gate leading to an extensive driveway providing parking for a number of cars and access to a good sized GARAGE with electric up and over door, rear door and additional door to entrance porch. Gates to either side lead to the FEATURE REAR GARDEN bounded by a stream which meets the River Bourne and adjoining Spoute Recreation Ground. A paved patio is to the rear of the house bounded by planter beds beyond is an extensive lawn.

There are exceptionally well stocked borders including a mature yew, hydrangeas, many rose bushes, lavenders, red robin, and irises. Central oval rose bed, wedding cake tree, Stream bank stocked with hibiscus and many spring bulbs as well as flowering shrubs. TWO TIMBER GARDEN SHEDS. (one with light and power) GREENHOUSE . Enclosed secret garden to side housing the oil storage tank.

FRONT GARDEN enclosed by a post and rail fence with lawn interspersed with flowering cherry, weeping shrub and shaped bushes. Round rose bed, further borders stocked with

roses, hydrangeas and hibiscus, mature pampas. External roses, shrubs and lavenders. The whole has been designed so as to provide year round colour.



















LOCATION

Bourne House is situated in a quiet country lane on the edge of the highly regarded village of Plaxtol, an attractive and well-established Kent village known for its strong community and surrounding countryside.
The village itself offers a local shop with post office, popular public house/restaurant, parish church, and a well-regarded primary school with adjoining nursery, making it ideal for family life. There is also immediate access to footpaths and bridleways, providing excellent walking and outdoor leisure opportunities across the surrounding countryside.
For more extensive amenities, the nearby towns of Tonbridge (approx. 5 miles) and Sevenoaks (approx. 7 miles) provide a wide range of shopping, supermarkets including Waitrose, Sainsbury's and M&S, restaurants, leisure facilities and mainline railway stations.
Commuting is particularly convenient, with:

Borough Green & Wrotham station (closer option) offering services to London Victoria
Sevenoaks station providing fast services to London Bridge, Waterloo East and Charing Cross
Easy access to the A21, connecting directly to the M25, and the M20 for routes towards London, Gatwick, and the Channel Tunnel

The area is especially well regarded for its excellent schooling, including:

Grammar schools such as Weald of Kent (Sevenoaks annexe) and Tonbridge Grammar
The Judd School in Tonbridge
A wide selection of highly regarded independent schools including Hilden Grange, Hilden Oaks, Somerhill and Kent College

Overall, the location offers a highly desirable balance of rural tranquillity and accessibility, making it particularly attractive for commuters and families alike.

NOTE

The vendor is an employee of Ibbett Mosely Surveyors LLP.



Approx. Gross Internal Area:
- Excludes Garage 1876 sq. ft / 174 sq. m
- Includes Garage 2167 sq. ft / 201 sq. m

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.

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EPC Rating- D

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