



16 GREENLANDS, ST. MARY'S PLATT, KENT, TN15 8LL

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 **Hillier**  
Reynolds

# £850,000

## FREEHOLD

Beautifully presented four bedroom detached home with large south facing rear garden.

Master bedroom with Juliet balcony to enjoy rural views and stunning en suite shower room.

Located in a sought after cul de sac with off street parking and garage.





This stunning four bedroom detached property has been extended and refurbished to an immaculate standard by the current owners. Located in a very desirable cul de sac in the sought after village of St Mary's Platt. Enjoying an enviable position in the road, this property has a stunning south facing rear garden of approx 115ft with a gate leading directly to Stonehouse field beyond.

Property in this road is rarely available and as soon as you approach the property you will get a feel for the quality and finish of this substantial family home. The impressive driveway has sufficient parking for approx 6 or 7 cars as well as a tandem garage for additional vehicles if required.

The entrance hall is open and spacious and is so beautifully presented it feels very much like a new property, but with more space than the average new build home. The lounge is at the front of the property and is well proportioned and bright with a large window to the front as well as bi-folding doors leading to the newly extended open plan kitchen/ living area. There is a further reception room at the front of the property that is currently used as a home salon but would make a wonderful study or playroom depending on your requirements.

At the rear of the property is the truly fantastic open plan kitchen, dining and family room. The kitchen is designed to a high specification with integrated appliances and a large central island with breakfast bar. There are bi-folding doors leading directly to the stunning patio area. This room has plenty of space for a dining suite as well as an area for sofas. The perfect design to bring the family together to relax and a fantastic space for entertaining family and friends. A spacious utility room and cloakroom complete the downstairs living accommodation.

Upstairs is an open and light landing area leading to the Master Bedroom. Designed to take full advantage of the stunning views, there is a floating wall to allow the bed to face directly over the garden and fields beyond. A Juliet balcony opens out over the garden. Behind the floating wall is a full run of mirrored fitted wardrobes providing ample and attractive storage space. The En-Suite, as you would expect, is well designed and well fitted to a high specification. There are three further double bedrooms as well as a spacious family bathroom with modern, high quality fittings.

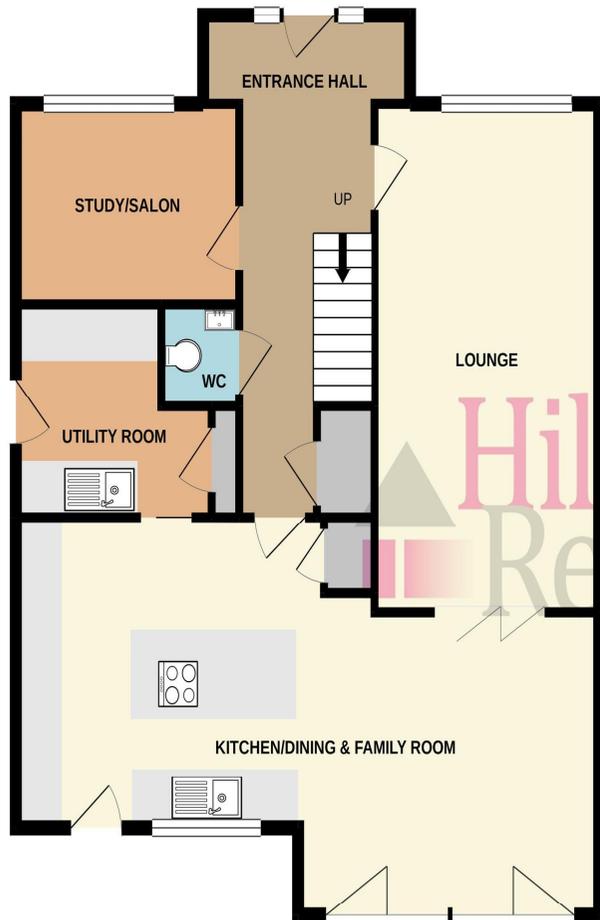
The garden at this property has been as carefully designed as the interior of the property. The patio area is fantastic and is a wonderful area to entertain, relax in and enjoy the sunshine. The garden is immaculate and has a large summer house which the current owners have set up as a golf simulator room. The garage has been sectioned off at the rear to become a home office during the current pandemic but can very easily revert to garage use as required.

St Mary's Platt is a very desirable village with a very popular primary school and church. The larger village of Borough Green with its selection of shops, cafes and mainline service to London and Ashford is within walking distance or just a few minutes drive away.

We are expecting a lot of interest in this property so early viewing is highly recommended.

# ACCOMODATION

GROUND FLOOR



1ST FLOOR



## Entrance Hallway

**Lounge** - 19'10" (6.05m) x 11'1" (3.38m)

**Utility Room** - 9'9" (2.97m) x 8'4" (2.54m)

**Study/Salon** - 11'2" (3.40m) x 7'11" (2.41m)

**Dining & Family Area** - 14'11" (4.55m) x 11'11" (3.63m)

**Kitchen Area** - 18'1" (5.51m) x 12'2" (3.71m)

**Cloakroom** - 4'6" (1.37m) x 3'11" (1.19m)

## First Floor

### Landing

**Master Bedroom** - 16'6" (5.03m) x 15'0" (4.57m)

**En-suite Shower Room** - 10'7" (3.23m) x 5'0" (1.52m)

**Bedroom** - 11'2" (3.40m) x 10'1" (3.07m)

**Bedroom** - 9'11" (3.02m) x 8'5" (2.57m)

**Bedroom** - 11'1" (3.38m) x 7'11" (2.41m)

**Bathroom** - 10'6" (3.20m) x 7'2" (2.18m)

## Outside

**Summer House** - 16'1" (4.90m) x 12'3" (3.73m)

Beautifully landscaped south facing rear garden of approx 100ft with gate leading to Stone House Fields. Mainly laid to lawn with border of mature shrubs. Large patio area for entertaining with side access to:

Front comprising of lawn area & driveway for 6/7 cars.

**Garage** - 28'11" (8.81m) x 8'5" (2.57m) (Office space at rear 8'5" (2.57m) x 6'9" (2.06m))

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## Route to View

From our office in Borough Green proceed east along the A25 Maidstone Road towards St. Mary's Platt. After approximately a mile turn right into Long Mill Lane. Take the first turning on the left into Greenlands. At the end of the road turn left and the property can be found halfway along the road on the right.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

For more information or to arrange an appointment to view, please contact us on:

**01732 884422**

**[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)**

**[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)**

## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### Environmental Impact CO2 Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

