



Attractive family house set in popular village.

Abbotsbury House, Greenlands, Platt, Sevenoaks, Kent, TN15 8LL

£975,000 Freehold



- Well proportioned family home
- Popular village location
- Well located for primary school
- Established gardens
- Off street parking and garage
- No chain.

Local Information

- Comprehensive Shopping: Sevenoaks has High Street shopping facilities as well as many restaurants and bars.
- Schools: There are many highly regarded schools in the area, both state and private.
- Leisure Facilities: Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Fitness Centre in Hildenborough. Sevenoaks Sports and Leisure Centre. Cricket, football, hockey and rugby in the Vine area of Sevenoaks.
- Mainline Rail Services: Borough Green Station to London Victoria and Blackfriars. Sevenoaks Station to London Bridge, Cannon Street and Charing Cross.

Directions: From Sevenoaks take the A25 to the village sign posted for St Mary's Platt. Turn right into Long Mill Lane and after a short distance, turn right onto Greenlands where Abbotsbury will be the first on the left.

About this property

Abbotsbury House is an attractive detached family home built by Berkeley Homes in the 1990s with views towards the church from the first floor. The property has well-proportioned accommodation ideal for both formal and informal entertaining, and is well presented throughout. Also of note is the garden which occupies a corner plot with established planting providing privacy.

- Arranged over the ground floor is a generous hall with a cloakroom and stairs rising to the galleried landing.

- There are three well proportioned reception rooms including the double aspect sitting room with a bay window to the side, double doors opening to the rear west facing garden and an attractive stone fireplace.
- The kitchen/breakfast room is fitted with a comprehensive range of wall and base Shaker style cupboards with integral appliances. There is an adjoining utility room with additional storage and space for appliances.
- Arranged over the first floor are five bedrooms. The principal bedroom has fitted wardrobes and is served by a spacious en suite bathroom with separate shower cubicle. The family bathroom is well appointed and completes the accommodation.
- To the front of the house is a driveway providing parking and leading to the integral double garage. There is an area of lawn to one side enclosed by established evergreen hedging.
- The west facing garden to the rear is principally laid to lawn with a generous paved terrace providing an ideal area for al fresco entertaining. There are shrub borders, an ornamental pond, evergreen trees and a wooden shed within the garden.

Tenure Freehold

Local Authority Tonbridge and Malling Borough Council

Viewing All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.



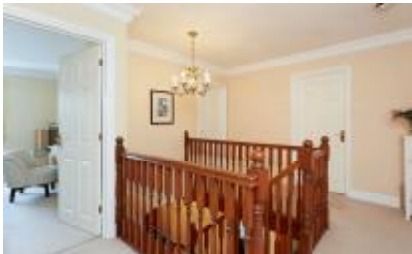


Abbotsbury House, Greenlands, Platt, Sevenoaks, Kent, TN15 8LL
Gross Internal Area 2243 sq ft, 208.4 m²

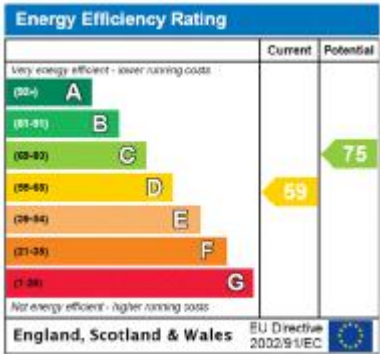
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Approximate Area = 184.4 sq m / 1985 sq ft (Excluding Void)
Garage = 23.8 sq m / 256 sq ft
Total = 208.2 sq m / 2241 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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