



Bourne Vale, Plaxtol, Sevenoaks, Kent





## Bourne Vale, Plaxtol, Sevenoaks, Kent

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A fantastic four bedroom family home situated in the picturesque village of Plaxtol.



**Tenure:** Freehold

**Local authority:** Sevenoaks District Council

**Council tax band:** F







Nestled in a quiet cul-de-sac, with a serene backdrop of fields, stands this meticulously cared-for family haven with four bedrooms. The house, uniquely constructed, offers a delightful range of features. From its exquisite kitchen to its two well-appointed bathrooms and spacious garden-facing reception area, every detail has been thoughtfully considered. The property also flaunts an expansive driveway and a garage, complemented by an additional utility room. Without a doubt, experiencing the interior first-hand is highly recommended.

## Ground Floor

Upon entering, you'll step into a welcoming reception hallway. Adjacent to it, a convenient WC/cloakroom offers practicality and comfort. The heart of the home is the spacious living/dining room, spanning the entire width of the house and offering lovely views out over the garden. The modern kitchen, complete with integrated appliances and underfloor heating offers further living accommodation and practicality.

## First Floor

Upstairs, the landing sets the tone for the upper level. Four bedrooms await, each with its own unique charm. The master bedroom is a standout, featuring a walk-in wardrobe and an en-suite shower and WC for added privacy and luxury. A family bathroom completes this level, offering convenience and comfort. There is also further eaves storage and loft access.

## Garden and Grounds

Outside, the property is graced by a large shingled driveway, adding to its curb appeal. An integral garage with an electric door provides further storage and space for vehicles. The rear garden basks in sunlight and ensures privacy, making it an ideal place for relaxation. Side access enhances the practicality of the outdoor space.

## Location

Plaxtol is located to the east of Sevenoaks and north of Tonbridge, surrounded by countryside walks in the North Downs, the picturesque village of Plaxtol has a thriving community spirit and a range of amenities including a parish church, village store with Post Office, public house, cricket club, two recreation grounds and a popular primary school.

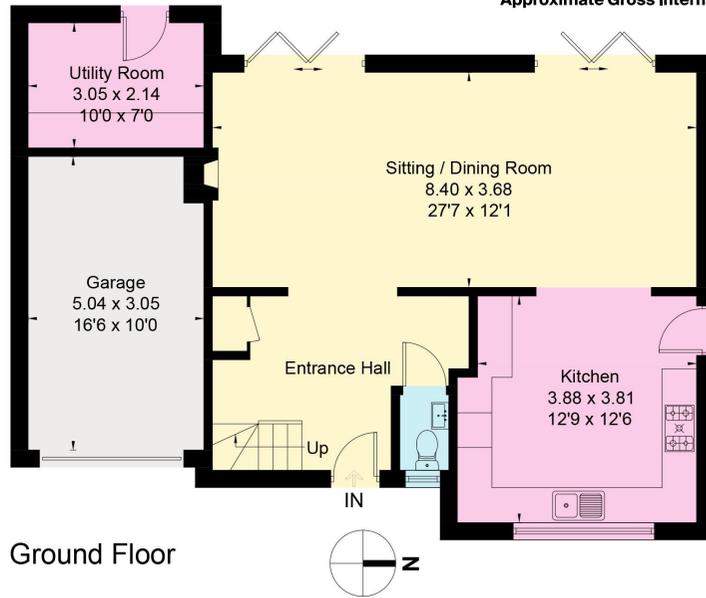
The market town of Tonbridge offers a wider range of retail and leisure activities, with many high street and independent stores, coffee shops, restaurants, public houses, sporting clubs, leisure centre and Tonbridge Park which offers covered and open air swimming pools, tennis courts, children's play areas, a miniature railway and putting green.

Easily accessible links to major regional centres and the national motorway network via the M26 and M20 and two nearby train stations at Borough Green and Sevenoaks, both with regular direct links to central London. The area offers a wide range of state primary and secondary schools.





Approximate Gross Internal Floor Area = 154.0 sq m (1658 sq ft)



Ground Floor



First Floor

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