



Old Soar Road, Plaxtol, Sevenoaks

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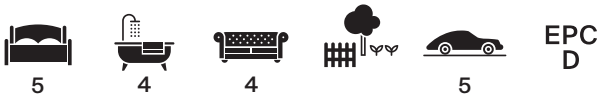




A superbly extended and refurbished family home with countryside views.

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Located in an idyllic position on the outskirts of Plaxtol, the property has had a superb refurbishment.



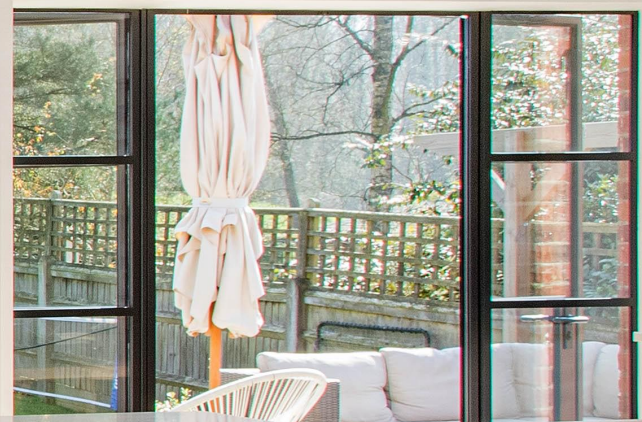
**Tenure:** Freehold

**Local authority:** Tonbridge & Malling Borough Council

**Council tax band:** E









## The Property

An attractive and substantially extended detached Victorian cottage. The current vendors have undertaken a complete refurbishment and of particular note is the stunning vaulted kitchen/breakfast room opening into the vaulted dining room. They have recently completed the erection of a detached barn style open garage and store.

The front door opens to the hall with feature tiled floor. The majority of the accommodation on the ground floor is open plan offer enormous versatility. The sitting room has a wood burning stove and feature parquet flooring which runs throughout most of the ground floor. The vaulted kitchen/breakfast room is to the rear overlooking the garden and fitted with a comprehensive range of wall and base units together with island. It is open to the vaulted dining room with French doors to the rear terrace.

Pocket doors divide the open plan area from the double aspect family room, again with woodburning stove. There is a useful study, utility room and a shower room.

On the first floor are 4 bedrooms, one benefitting from an en suite and there is a well-appointed family bathroom with freestanding roll-top bath. The second floor forms the principle bedroom suite with bedroom, bathroom and dressing room.

## Gardens and Grounds

Externally the house has off road parking and recently constructed open barn style garage and store.

The gardens are a delightful feature, laid predominantly to lawn and bordered by mature hedging. It backs on to farmland which is a lovely setting.







On the first floor are 4 bedrooms, one benefitting from an en suite and there is a well-appointed family bathroom with freestanding roll-top bath.







The property is conveniently placed for Junction 3 of the M20/M26 at Wrotham, providing links to the national motorway network, Channel Tunnel, Kent Coast and London, Gatwick, Heathrow and Stansted airports.

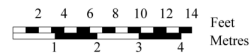
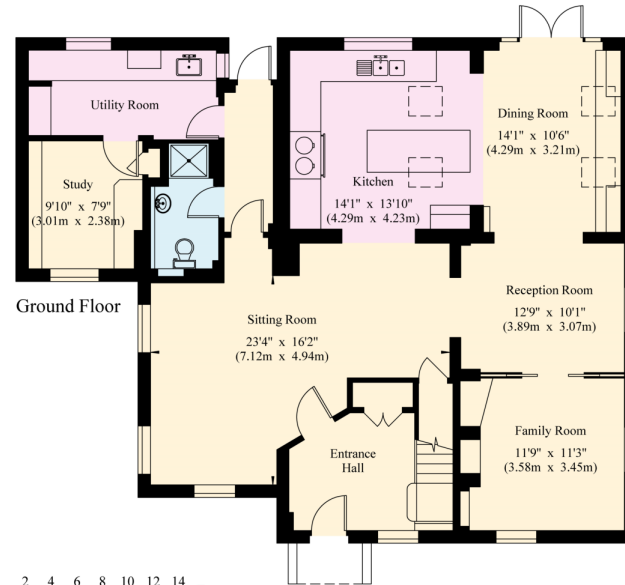
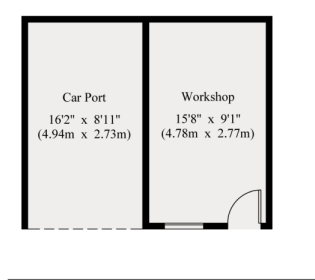
## Location

The house is situated in a delightful rural position 1.4 miles from the centre of the sought-after village of Plaxtol. A more comprehensive range of shops and restaurants can be found at Tonbridge and Sevenoaks, 5.5 miles and 8.9 miles respectively. Borough Green, serving day to day amenities and mainline station is 2.5 miles with main line links to London Victoria. There are numerous schools in the area including Plaxtol Primary School. Public and private schools in Sevenoaks, Tonbridge and Tunbridge Wells.

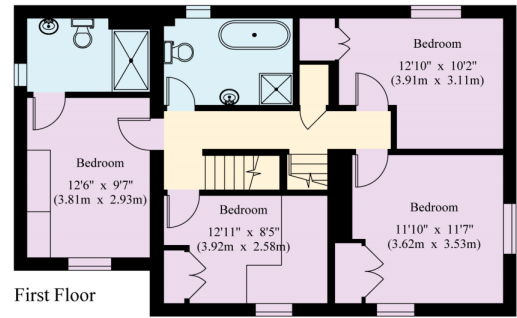
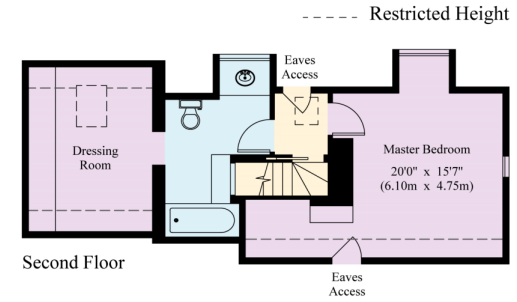




**Approximate Gross Internal Floor**  
**House - Gross Internal Area : 257.1 sq.m (2767 sq.ft)**  
**Garage - Gross Internal Area : 27.1 sq.m (291 sq.ft.)**



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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