



Flat 5, Kingscote, Tree Lane, Plaxtol, Kent

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Flat 5, Kingscote, Tree Lane, Plaxtol Kent TN15 0AQ

A generously proportioned penthouse apartment with roof terrace located in the heart of this sought-after village

Tonbridge 5.6 miles, Sevenoaks 6.3 miles,
Borough Green & Wrotham station 2.8 miles
(London Victoria 47 minutes)

Communal entrance hall | Reception hall
Drawing room/Dining area | Garden room/
study area | Kitchen/breakfast room | Principal
bedroom with en suite | 1 Further bedroom
Shower room | Roof terrace | Locked storage/
cupboard space | Lift | Garage with loft storage
space | Communal gardens | EPC D

The Property

Kingscote is an attractive red brick and part tile-hung property converted from a nursing home into luxury apartments in 2003. Flat 5 offers more than 1,600 sq. ft. of light-filled flexible accommodation arranged over a single floor. The accommodation flows from a welcoming reception hall and comprises a spacious L-shaped garden room and study area, bespoke storage and feature picture glazing and a large dual aspect open plan drawing room and dining room with large sky lantern, bespoke shelving and walk-in storage, both with full-height glazing incorporating French doors to a private 20 ft. roof terrace. The kitchen/breakfast room has a range of wall and base units, a breakfast bar and modern integrated appliances.

The accommodation is completed by a two double bedrooms, the principal bedroom with built-in storage and a modern en suite the second bedroom being well-proportioned with a neighbouring modern family shower room.

There is additional locked storage/cupboard space owned by Flat 5 which is directly outside the flat door, on the stairwell and under the ground floor stairs.

Location

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 good range of day-to-day amenities including a parish church, village store with Post Office, public house, cricket club 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 together with banks and building societies, a selection of coffee shops, restaurants and public houses and sporting clubs. Nearby Sevenoaks offers a comprehensive selection of shops, restaurants and supermarkets including Waitrose, a mainline station with services to central London in around 30 minutes.

The area offers a wide range of state primary and secondary schooling together with Weald of Kent Grammar School and a good selection of independent schools including Sevenoaks Prep, Sackville, Hilden Oaks, Fosse Bank, Hilden Grange, Tonbridge, Sevenoaks, Walthamstow Hall, Solefields, The New Beacon and Granville.





Kingscote, Tree Lane, Plaxtol
Internal area 1,640 sq ft (152 sq m)
Terrace external area = 249 sq ft (23 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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Outside

Set behind red brick walling topped with mature hedging and having plenty of kerb appeal, Kingscote is approached through twin stone pillars and pedestrian gates and over a side tarmac driveway providing private resident and visitor parking. The well-maintained communal garden is laid mainly to lawn bordered by a wide variety of specimen trees and shrubs. Flat 5 benefits from a private 20 ft. paved roof terrace offering stunning far-reaching views over surrounding countryside, ideal for entertaining and al fresco dining.

General

Local Authority: Tonbridge and Malling
Services: All mains services, no gas
Council Tax: Band G
Tenure: Leasehold - 981 years remaining
Service charge: Approximately £4,200 pa
Guide Price: £995,000

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW
01732 459900

sevenoaks@struttandparker.com
 struttandparker.com

@struttandparker
 /struttandparker

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