



24 BASTED MILL, BASTED, KENT, TN15 8LP

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 Hillier
Reynolds

£495,000

FREEHOLD

A beautifully presented 3 bedroom home found in an idyllic countryside setting.

Private landscaped rear garden with pizza oven leading to garage and allocated parking.

Stunning open plan kitchen diner.





This stunning 3 bedroom end of terrace home is set within the beautiful setting of Basted Mill. It is 1 of 29 award winning houses built by Crest Homes in 1999 around the site of an old mill.

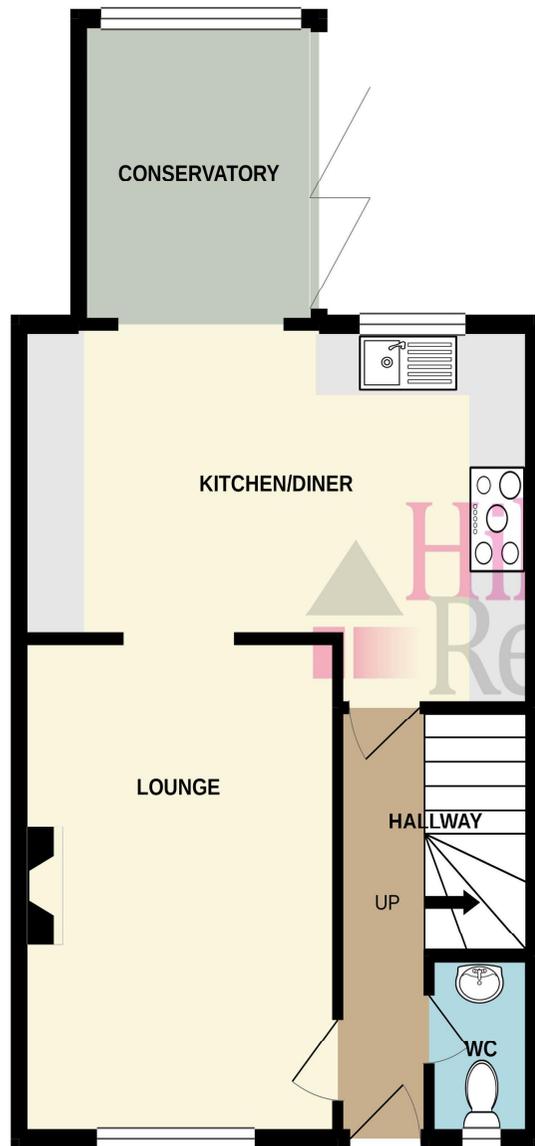
The location is wonderful if you want the best of both worlds. Basted Mill nestles in a wooded valley with fine walks through the adjacent woods. You will find a number of wildlife and picnic areas nearby that include a pond with a wide variety of aquatic birds that have taken up residency. For convenience the thriving village of Borough Green is just 1 mile up the road and offers a wide variety of shops, popular schools and the mainline train station ferrying commuters into London Victoria.

As soon as you approach the property you will appreciate how green and peaceful the setting is, a truly idyllic location and the interior of the house does not disappoint. Beautifully presented throughout with tasteful decor this property is light and bright with stunning views from every window. There is a spacious entrance hall with cloakroom. The lounge is well proportioned and light with an attractive fireplace as the central focal point of the room. The lounge leads directly into the open plan kitchen/ diner and conservatory. The kitchen is well fitted and modern with plenty of cupboard and work top space The addition of the conservatory has made this kitchen diner the real hub of the home. The current owners use the conservatory as a dining area in the summer and as a sitting area in the winter. With bi fold doors opening directly out onto the landscaped garden you have a wonderful feeling of the inside and outside of this home merging into one open space. The garden is truly stunning and has been carefully landscaped to offer a low maintenance but colourful outdoor space which is perfect for entertaining family and friends. The current owners have added a very attractive pizza oven which makes a wonderful change from the traditional barbeque. There is a gate leading directly to the garage and parking area as well as the communal wooded areas behind the property.

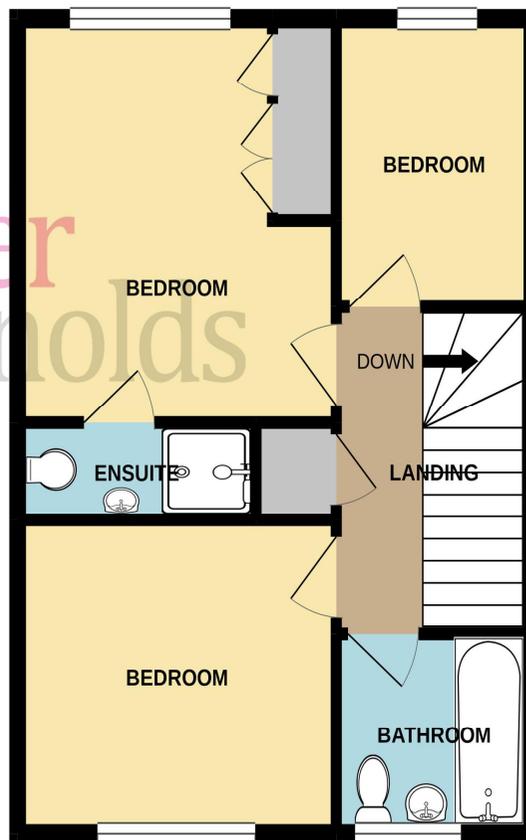
Upstairs you will notice that every room has the most beautiful views and a more attractive outlook is hard to imagine. The master bedroom at the rear of the property has fitted wardrobes and a newly fitted en suite shower room. There is a further double bedroom as well as a generous single bedroom. The family bathroom completes the upstairs and has a shower over the bath.

The communal areas at the front of the property are leafy and shaded and offer a peaceful and tranquil additional space to enjoy this beautiful setting. The location of this wonderful family home is stunning and highly sought after. Property in this area is rarely available and we are expecting a lot of interest in this particular house so viewing is highly recommended.

GROUND FLOOR



1ST FLOOR



ACCOMODATION

Entrance Hallway

Cloakroom

Lounge

15'06" (4.72m) x 11'01" (3.38m)

Kitchen/Dining Room

18'01" (5.51m) x 9'8" increasing to 11'11" (3.63m)

Conservatory

8'08" (2.64m) x 8'06" (2.59m)

First Floor

Landing

Bedroom

12'07" (3.84m) x 10'05" (3.17m)

En Suite

8'09" (2.67m) x 3'0" (0.91m)

Bedroom

11'04" (3.45m) x 9'09" (2.97m)

Bedroom

8'10" (2.69m) x 7'06" (2.29m)

Bathroom

6'11" (2.11m) x 6'07" (2.01m)

Outside

Rear landscaped garden with borders stocked with mature flowering plants and shrubs. Decked area and raised vegetable beds. Patio area and pizza oven. Personal door to:

Garage 18'10" (5.74m) x 8'09" (2.67m) Further allocated parking space for 1 car.



Route to View

From our office in Borough Green proceed south down Quarry Hill Road. Go straight over the roundabout into Thong Lane. At the bottom bear left into Basted Lane. Once reaching Basted Mill the home can be found on the left as denoted by our For Sale board.

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

01732 884422

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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.

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

www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact CO2 Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92-100) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

