16 The Old Saw Mill Long Mill Lane, Platt, Sevenoaks, TN15 8QJ.

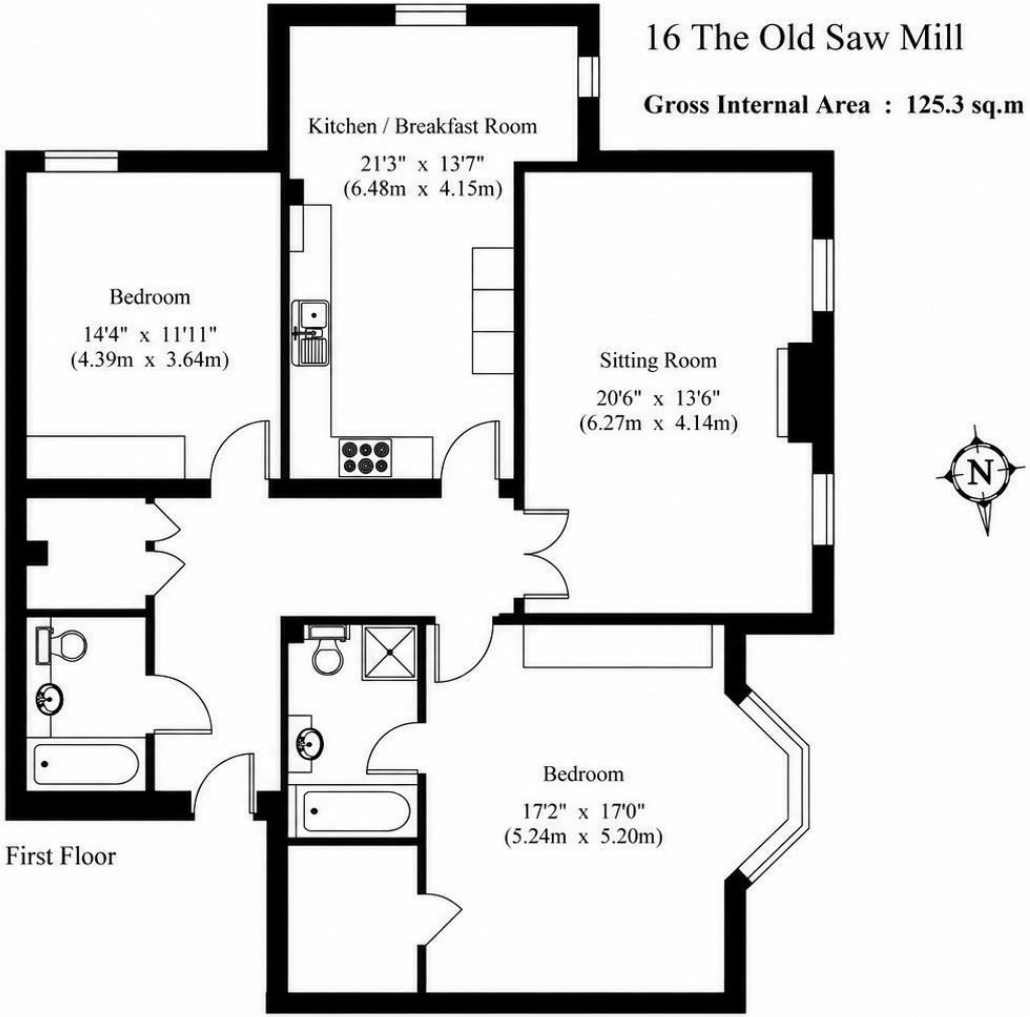
Guide Price £425,000 - £450,000

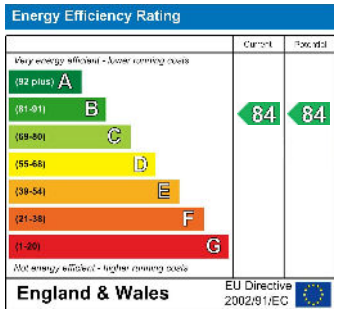
Jack Charles
Estate Agents

Sales & Lettings

- Stunning Apartment
- Ensuite & Family Bathroom
- 1348 Sqft
- Beautiful Grounds & Gardens
- Living Room
- Allocated & Visitors Parking
- Two Large Double Bedrooms
- Kitchen / Dining Room
- Viewings Recommended

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.




Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

**To Be Sold**
Guide Price £425,000 - £450,000

Jack Charles are delighted to offer for sale this exceptional first floor luxury apartment, forming one of just 9 apartments in the Old Saw Mill development, it is beautifully presented throughout and occupying a prime position within approximately four acres of immaculately maintained communal grounds on the outskirts of the highly sought after village of St Mary's Platt.

Extending to approximately 1,348 sq ft, this impressive lift-serviced apartment enjoys an enviable front-facing position, taking full advantage of elevated countryside views and an abundance of natural light. A welcoming entrance hall leads through to the spacious sitting room, where a feature fireplace and large picture windows create an elegant and relaxing living space.

The contemporary kitchen/dining room is thoughtfully designed with an extensive range of fitted units, integrated appliances, underfloor heating and ample room for a dining table, making it equally suited to everyday family life and entertaining guests.

The generous principal bedroom is complemented by a dressing room and a luxurious en suite bathroom with a separate shower, whilst the second double bedroom benefits from fitted wardrobes and is served by a stylish family bathroom. Both bathrooms enjoy the added comfort of underfloor heating.

Outside, residents can enjoy the beautifully landscaped communal gardens together with allocated parking and additional visitor spaces. Offered to the market with no onward chain, this superb apartment presents a rare opportunity to enjoy secure, low-maintenance living in an exclusive development within one of the area's most desirable village locations.

**Location**
The Old Saw Mill is situated in an attractive semi-rural location on the edge of the popular hamlet of Platt and is approx. 1.2 miles from Borough Green which offers a range of local amenities.

Comprehensive Shopping: Sevenoaks (7.6 miles), Bluewater (17.8 miles).

Mainline Rail Services: Borough Green & Wrotham Station (1.6 miles) to London Bridge/Victoria/ Blackfriars/ Charing Cross. Sevenoaks Station (8.2 miles) to London Bridge, Cannon Street and Charing Cross.

Primary Schools: St Mary’s Platt Primary, Borough Green, Ightham and Plaxtol. Several in Sevenoaks and Seal.

Secondary Schools: Boys’ and Girls’ grammars and state schools in Sevenoaks, Tonbridge, Maidstone and Tunbridge Wells.

Private Schools: New Beacon, Solefields, Granville, Walthamstow Hall and Sevenoaks Preparatory Schools. St Michaels and Russell House Preparatory Schools in Otford. Sevenoaks School, Tonbridge School, Walthamstow Hall in Sevenoaks, Radnor House in Sundridge and Sackville School in Hildenborough.

Leisure Facilities: Reynolds gym in Borough Green, David Lloyd at kings Hill, 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. Many National Trust houses and grounds are in the vicinity. Several public footpaths and bridlepaths in the local area.

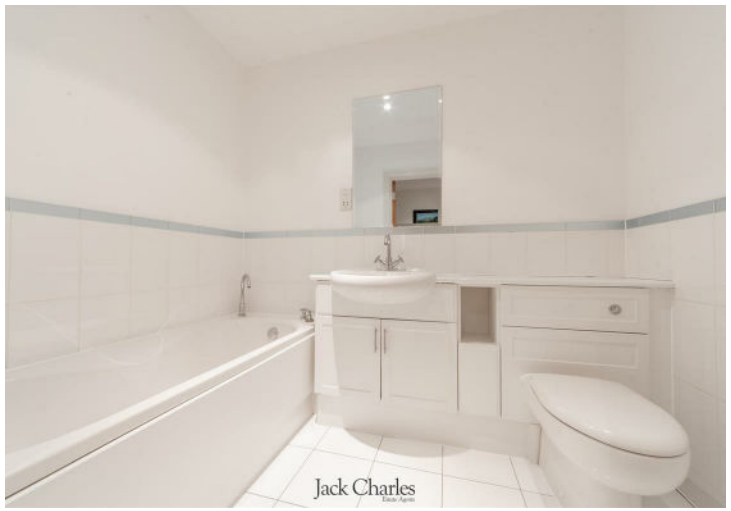
# Jack Charles

*Estate Agents*

*Sales & Lettings*

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk