



CHEQUERS COTTAGE, BASTED LANE, CROUCH, KENT, TN15 8PZ

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£825,000

FREEHOLD

Immaculately presented three-bedroom semi-detached house in the sought-after hamlet of Crouch.

Gated entrance, private shared driveway, and a detached double garage with EV charging point.

Professionally designed, south-facing garden.



**The Property
Ombudsman**



This beautifully presented three-bedroom semi-detached family home was built by Clarendon Homes in 2017. Occupying the original site of the 17th-century Chequers Inn, the property is situated in the highly desirable hamlet of Crouch, near St Mary's Platt. Built to an exceptional standard and significantly enhanced by the current owners, the home features energy-efficient heating via an Air Source Heat Pump and seamless control through an ABB-free@home smart management system. The nearby village of Borough Green offers an array of shops, amenities, and a mainline station with direct services to London Bridge, Charing Cross, and Victoria.

Ground Floor - An impressive, spacious entrance hall welcomes you into the property. The ground floor benefits from under floor heating throughout set beneath premium Porcelanosa wood-effect floor tiles with individual room thermostats. All windows are fitted with shutters. Double doors open into a bright, well-proportioned living room featuring an attractive log burner. French doors lead out to the garden, while Cat 6 wiring throughout all living areas and bedrooms ensures seamless audio, video, and high-speed broadband performance. At the rear, the light-filled kitchen/dining room is fitted with high-gloss German units, durable stone work tops, glass splash backs, and a Quooker tap. Integrated appliances include an induction hob with external extraction, main oven, secondary microwave/oven, fridge, freezer, dishwasher, and dedicated space for a wine fridge and also has built in ceiling speakers. The adjoining utility room offers matching stone work tops, external extraction, and space for both a washing machine and tumble dryer. Completing the ground floor is a study with high-speed FTTP broadband and enhanced power points, alongside a downstairs cloakroom also fully Porcelanosa tiled and with floating sink/vanity units.

First Floor - The first floor hosts three spacious double bedrooms, all equipped with window shutters, built-in wardrobes, integrated bedside lighting control, USB charging points, and Cat 6 wiring. The master bedroom includes a sleek en-suite shower room. Both the main family bathroom and en-suite are fully tiled in premium Porcelanosa tiles, featuring wall-hung toilets with concealed cisterns, floating sinks with vanity units, oversized heated towel rails, and individual room thermostats.

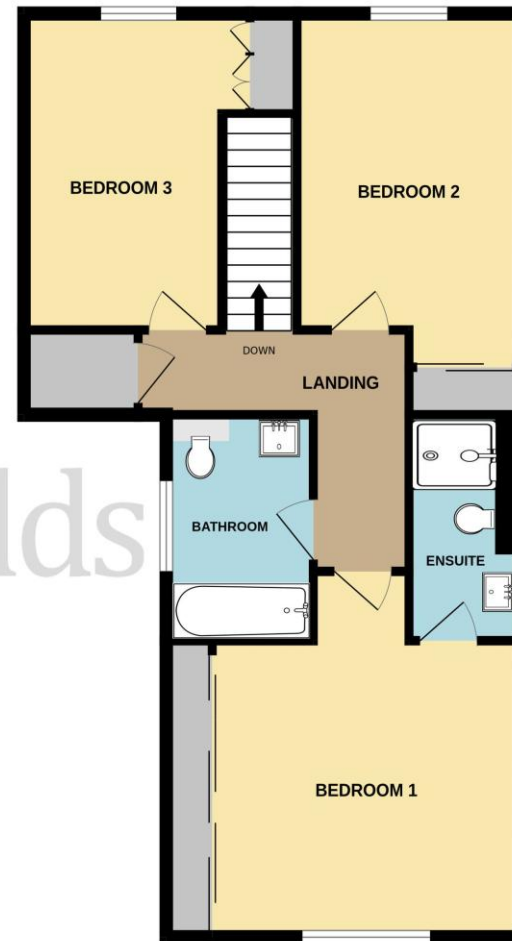
Outside & Parking - A shared gated entrance leads to a private driveway with ample parking and a detached double garage. The garage features electrically operated doors, power, lighting, a Velux window, and an EV charging point. The south-facing garden has been professionally designed and landscaped to create a private outdoor sanctuary, complete with garden lighting, water supply, power points, a log store, and a living-roof bin store.

ACCOMMODATION

GROUND FLOOR
82.2 sq.m. (885 sq.ft.) approx.



1ST FLOOR
64.6 sq.m. (695 sq.ft.) approx.



TOTAL FLOOR AREA : 146.8 sq.m. (1580 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

Entrance Hall

16'8" (5.08m) x 11'11" (3.63m)

Living Room

16'8" (5.08m) x 11'2" (3.40m)

Study

10'2" (3.10m) x 9'9" (2.97m)

WC

Kitchen/Diner

21'9" (6.63m) x 15'6" (4.72m)

Utility Room

6'1" (1.85m) x 6'2" (1.88m)

First Floor Landing

Bedroom 1

13'5" (4.09m) x 12'10" (3.91m)

En-suite

Bedroom 2

13'2" (4.01m) x 9'10" (3.00m)

Bedroom 3

13'2" (4.01m) x 8'8" (2.64m)

Bathroom

Outside

Stunning south facing landscaped courtyard garden. Border stocked with flowers and shrubs. Personal door to double garage. Side gate to shared gated entrance and driveway with parking for multiple vehicles. Log store and living roof bin store.

Garage - 20'4" (6.20m) x 20'2" (6.15m)



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

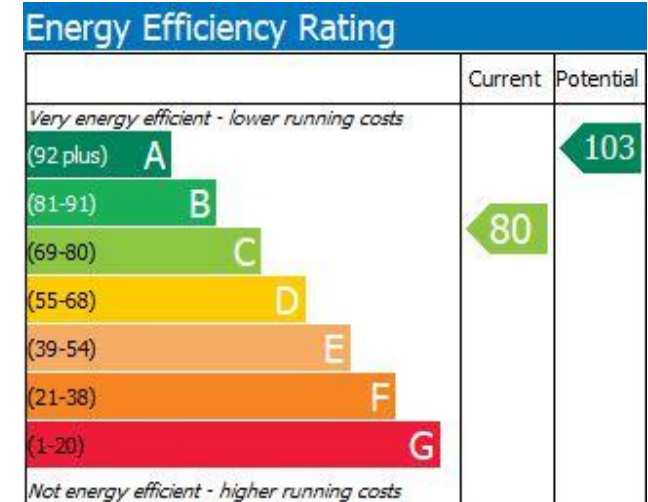
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



Route to View

From our office in Borough green proceed east along the Maidstone Road towards St. Mary's Platt. Turn right just prior to the petrol station into Crouch Lane. At the end of Crouch Lane turn right into Long Mill Lane. Take the first turning on your right into Basted Lane and the property can be found on the left-hand side.

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

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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.

