



4 CHAPEL VIEW, CHAPEL ROW, IGHAM, KENT, TN15 9AQ

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£375,000

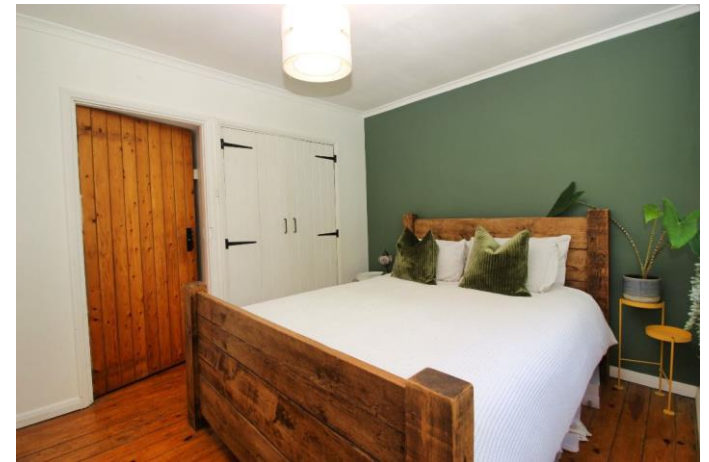
FREEHOLD

Beautifully presented two double bedroom mid terrace cottage.

Courtyard garden and separate garden of approx. 130ft.

Secluded and tucked away position in sought after village location.





We are excited to market this beautifully presented and charming two bedroom character cottage that is located on the outskirts of the popular and sought after village of Ightham. Enjoying a tucked away and secluded position this delightful home has a pretty courtyard terrace as well as a separate 130ft (approx.) westerly facing garden that is accessed via a shared path.

The property is typically accessed via the rear courtyard, although the property can be accessed via both the front and back. As soon as you enter the home you will appreciate the bright and spacious kitchen diner that was extended prior to the current vendor's ownership. The kitchen units are of a traditional shaker style with wooden work tops and a butler sink. There is a good selection of cupboards providing plenty of storage. The property has been well maintained by the current owners who have replaced the external doors and all the windows as well as the boiler in the last couple of years.

The lounge is a well-proportioned room which is decorated in calm neutral colours and has a brick built open fireplace as a central focal point of the room.

Upstairs you will find two generous double bedrooms. The master bedroom is decorated in tranquil colours that reflect the beautiful green and leafy outlook. There are built in cupboards providing storage space. Wooden exposed floorboards give the room a charming rustic feel.

The second bedroom is beautifully decorated with bespoke fitted cupboards and recently fitted carpet.

The shower room is stylishly designed and well-fitted. Upstairs bathrooms in properties of this age are rare.

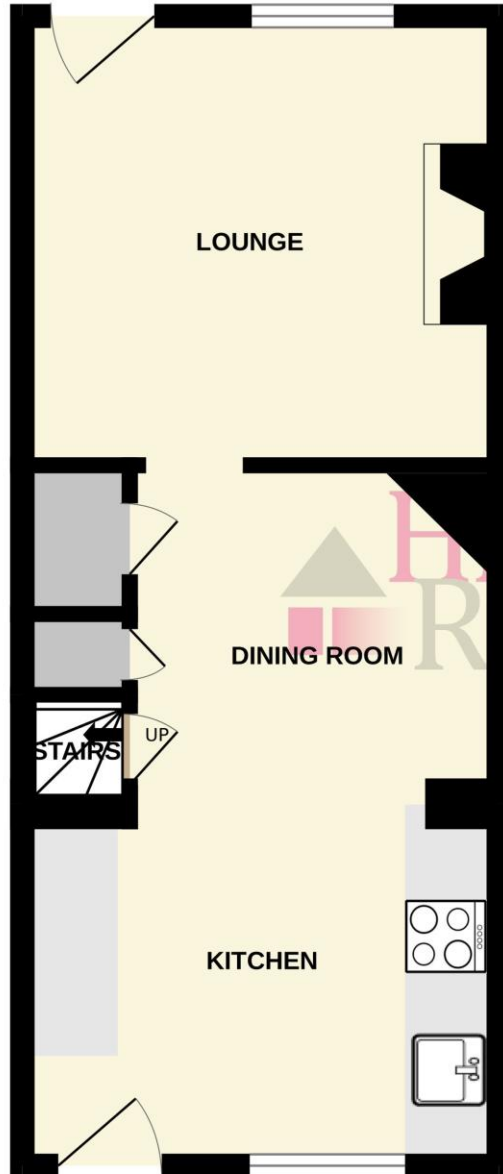
The cottages in the row all have their own allocated gardens and this property has a large easterly facing private garden which is ideal for entertaining family and friends. Mainly laid to lawn but surrounded by mature shrubs and trees this really is a peaceful haven of tranquillity. There is a decked seating area as well as a storage shed.

Although the property does not have an allocated parking space we have been informed by the vendors that there is an area of land that has been used for parking for many years.

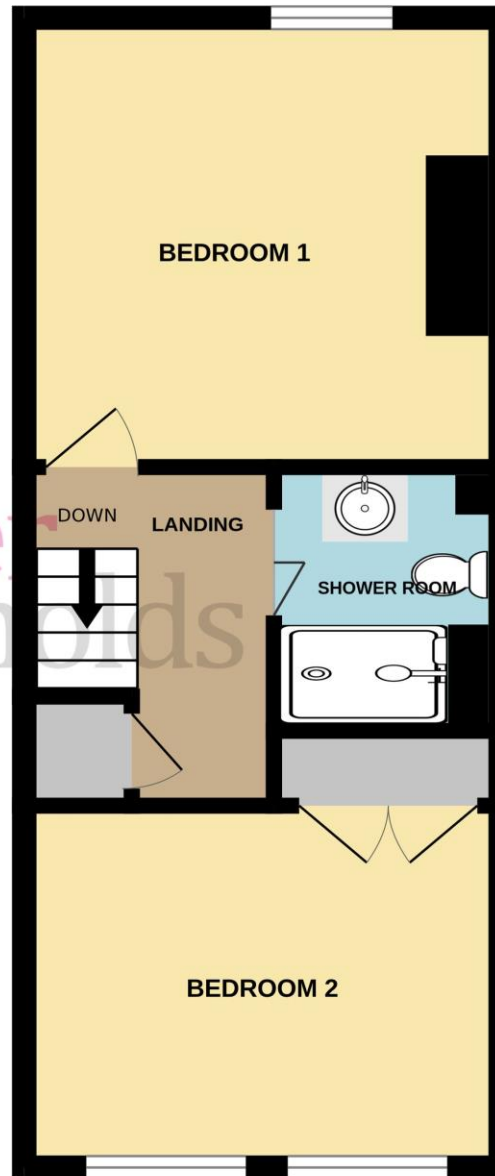
Ightham is a beautiful village on the outskirts of Borough Green. For commuters you have the choice of either Borough Green station which is approximately 2 miles away or Sevenoaks station which is less than 6 miles away. For schooling there is a variety of schools within a few miles and Ightham has its own popular Primary school in the village which is within walking distance. The larger village of Borough Green is just a short drive away and has a variety of convenience stores as well as a selection of coffee shops. There are good transport links with the M20, M26 Motorways just a short drive.

ACCOMMODATION

GROUND FLOOR
29.2 sq.m. (314 sq.ft.) approx.



1ST FLOOR
29.2 sq.m. (314 sq.ft.) approx.



Entrance Door to:-

Lounge

11'6" (3.51m) x 11'0" (3.35m)

Dining Room

8'8" (2.64m) x 8'4" (2.54m)

Kitchen

11'3" (3.43m) x 8'10" (2.69m)

First Floor Landing

Bedroom 1

11'6" (3.51m) x 11'2" (3.40m)

Bedroom 2

11'3" (3.43m) x 8'10" (2.69m)

Shower Room

Outside

Pretty courtyard garden. Separate private garden of approx. 130ft which is accessed via a shared path. The garden is mainly laid to lawn. There is a decked seating area as well as a garden shed.

TOTAL FLOOR AREA : 58.3 sq.m. (628 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.

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Route to View

From our office in Borough Green proceed west along the Sevenoaks Road towards Ightham. Go straight over the roundabout heading towards Sevenoaks. After approximately half a mile you will find Chapel Row on the right hand side denoted by our For Sale board. Proceed up the lane and Chapel View Cottages are on the right hand side.

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

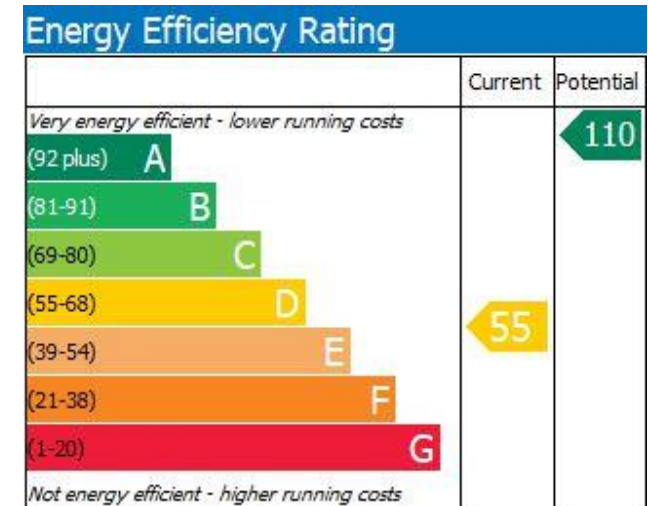
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



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

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