



4 BANK COTTAGES, IGHTHAM, KENT, TN15 9HG

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 **Hillier**
Reynolds

£415,000

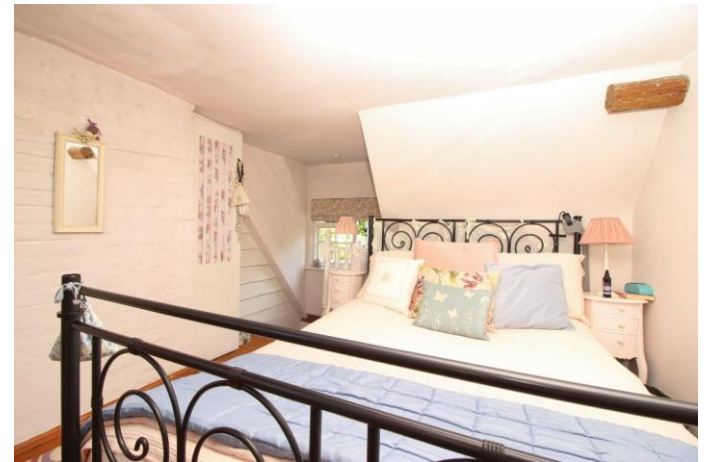
FREEHOLD

Beautifully presented two
bedroom Grade II listed
character cottage.

Low maintenance south
facing rear garden.

Sought after village location.
NO ONWARD CHAIN.





We are excited to market this beautiful presented two bedroom Grade II listed character cottage that is located in the sought after village of Ightham.

At the front of this charming property is a small hard standing area, and path leading to the entrance door. As soon as you enter the property you will appreciate the elegant and shabby-chic decor that works perfectly with the style and age of the property. The lounge is a light and bright, well-proportioned room with a fireplace and log burner as a central focal point of the room. The kitchen is well-fitted with traditional shaker style units, butler sink and wooden worktops. There is a stable door leading out to the tiered, south facing, rear garden. This leafy green outside space has been beautifully landscaped to provide a low maintenance outdoor space in which to relax and entertain. At the rear of the garden is a sunny and tranquil seating area.

The bathroom is located on the ground floor and has a bath with shower over.

On the first floor you will find a spacious double bedroom that the current owner uses as a dining room.

The second double bedroom is on the second floor and is delightful room with painted brick feature wall and stunning views over the garden.

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, both with services into the city. For schooling there is a variety of schools within a few miles and Ightham has its own popular Primary school in the village. 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 away.

This property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

Entrance door to:

Lounge

12'6" (3.81m) x 8'6" (2.59m) maximum measurements

Lobby

Kitchen

8'9" (2.67m) x 7'6" (2.29m) L-shape

Bathroom

First Floor Landing

Bedroom 2

13'8" (4.17m) x 9'0" (2.74m) maximum measurements

Second Floor Landing

Bedroom 1

11'0" (3.35m) x 9'6" (2.90m) maximum measurements

Outside

Country cottage rear garden with lower shingled area, centre area with flower and shrubs and upper level of plum slate. Front garden comprising of shared entrance gate, shingled area with established flowers and shrubs.

GROUND FLOOR
21.3 sq.m. (230 sq.ft.) approx.

1ST FLOOR
12.5 sq.m. (135 sq.ft.) approx.

2ND FLOOR
10.7 sq.m. (115 sq.ft.) approx.



TOTAL FLOOR AREA : 44.5 sq.m. (479 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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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
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Route to View

From our Borough Green office, proceed west along the Sevenoaks Road. At the roundabout, take the second left onto the Borough Green Road heading towards Ightham. Upon reaching Ightham village the road turns into The Street. The home can be found a few houses past the George & Dragon pub on the left-hand side denoted by our For Sale board.

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.

