





LEATHERCOTE HOUSE FEN POND ROAD, IGHTHAM, KENT, TN15 9JD

£1,250,000

- Beautifully presented 2400 sqft detached family home
- Spacious interior includes a large entrance hall, a sitting room open to the dining room, and a contemporary kitchen
- A utility room, a cloakroom, and a conservatory rounds off the ground floor
- Principal bedrooms boasts an en-suite, with a huge second bedroom, three further bedrooms, and a stylish family bathroom completing the 1st floor
- Planning permission is granted to convert and extend the double garage into a detached one-bedroom annexe
 - Plot of around 1/3 acre (tbv)
- Landscaped rear garden and a mini woodland retreat front garden
 - Parking for 4-5 cars
- Less than 40 minutes door-to-door into London Bridge via Sevenoaks station
- Local village primary school rated Ofsted 'Outstanding'

 5  2  4  C







ABOUT THIS HOME

Welcome to this beautifully presented 2400 sqft detached family home, situated within an exclusive development of just four homes. Featuring oak flooring and modern joinery, the spacious interior includes a large entrance hall, a sitting room open to the dining room, and a contemporary kitchen with Siemens twin ovens, a 5-ring hob, a wine fridge, granite worktops, and an island with bar stools, leading to a bright breakfast room. The ground floor is completed by a utility room, a cloakroom, and a conservatory. The first floor boasts a principal en-suite bedroom, a huge second bedroom, three further bedrooms, and a stylish family bathroom. Planning permission is granted to convert and extend the double garage into a detached one-bedroom annexe. Set on a plot of about a third of an acre (tbv), the property features beautifully landscaped rear and front gardens, a mini woodland retreat, and block-paved parking for 4-5 cars. This stunning home offers a perfect blend of modern elegance and family-friendly design in a peaceful, exclusive setting.





OWNERS COMMENTS

"We moved here as a family five years ago after visiting the village and the local pub and dreaming of living locally, the village is a lovely place to live and the people are very welcoming. Our home is in a secluded position surrounded by Laurel hedges and Woodland in our five years of residence. We have maintained the house to a high standard replacing all carpets on the stairs and the upper floor is solid oak flooring, replacing all banisters and maintaining all the paintwork, kitchens and bathrooms. The front and rear garden have been completely restored including a bespoke outdoor kitchen and have seen many days and weekends enjoying the weather with the family. House and Garden have been ideal for entertaining all of our family and friends and we've been able to host in excess of 20 people for Christmas. This was our dream home and it will be a wrench to leave but our children have grown up and leave the home but the house is just too big for just the two of us. We are sure the new owners will be just as happy as we have been more and feel very at home in the house and the local village."



PREMIER



Approx. Gross Internal Floor Area 2688 sq. ft / 249.90 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Nestled in the heart of Kent, the picturesque village of Ightham blends English charm with modern convenience. Just 0.3 miles from the property, the village centre features a highly regarded primary school, a welcoming public house, and a charming delicatessen. The historic Ightham Mote, a stunning medieval manor house owned by the National Trust, is a few miles south.

For daily amenities, Borough Green is a short drive away with local shops, services, and a train station. Sevenoaks, just over 5 miles away, offers comprehensive shopping and amenities.

Leisure options include numerous local footpaths, Wildernesse and Knole Golf Clubs in Sevenoaks, the London Golf Club, and Nizels Golf Club in Hildenborough. Sevenoaks Leisure Centre and Reynolds Retreat provide excellent fitness facilities.

The area is well-connected, with Sevenoaks station (5.5 miles away) offering trains to London Bridge, Waterloo East, and Charing Cross. Borough Green & Wrotham station, a 4-minute drive away, provides services to London and beyond. Ebbsfleet station, a 25-minute drive, offers high-speed trains to London St Pancras.

Education is exceptional, with the village primary school rated 'Outstanding' by Ofsted and renowned grammar and private schools in nearby Sevenoaks, Tonbridge, and Tunbridge Wells.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

CONTACT US

John-Paul Rafferty FNAEA MARLA Assoc RICS
john@raffertyandpickard.co.uk

Paul Pickard MNAEA
paul@raffertyandpickard.co.uk

Lime Tree House
15 Lime Tree Walk
Sevenoaks
TN13 1YH

T: 01732 905499
E: homes@raffertyandpickard.co.uk
W: raffertyandpickard.co.uk

naea | propertymark

PROTECTED

PRS Property
Redress
Scheme

