



JONATHAN HALL

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The Bank, The Street, Ightham, Sevenoaks, Kent, TN15 9HE

Guide Price: £500,000

jonathanhall.exp.uk.com



A charming and beautifully presented Grade II listed end-of-terrace cottage with a lovely fitted kitchen and bathroom, and a pretty rear garden. It is located in the heart of the highly sought-after village of Ightham, with its popular Ofsted 'Outstanding' primary school, farm shop, recreation ground with children's play area, pub/restaurant, church and village hall. Borough Green with its good selection of shops, takeaways, restaurants, pub, bar, and other local amenities, including the mainline station (with services to London from 37 minutes), is approximately one mile away and is offered with No Onward Chain.

Summary

- Charming Grade II End-of-Terrace Cottage
- Beautifully Presented Accommodation
- Located in Heart of Sought-After Village
- Two Minutes from the George & Dragon Pub
- 0.4 Miles to Outstanding Primary School
- 1.1 Miles to Station (from 37 mins to London)
- Sitting Room with Wood Stove & Dining Room
- Lovely Kitchen/Breakfast Room
- Three Bedrooms & Lovely Bathroom
- Pleasant Rear Garden with Shed

Accommodation

The cottage offers beautifully presented accommodation. The dining room has parquet wood flooring with two openings to the spacious dual-aspect sitting room which has a lovely cast-iron wood burner, parquet wood flooring and a staircase to the first floor. The stunning kitchen is fitted with a range of Shaker style wall and base units, oak worktops, butler sink, gas hob with an extractor hood above, built-in oven, spaces for a slimline dishwasher, washing machine and fridge/freezer and an opening into rear lobby with a built-in cupboard housing a gas boiler and access to the rear garden.

To the first floor is a landing, three bedrooms, with a fitted wardrobe and bespoke window shutters to bedroom one, and bespoke window shutters to bedroom three, and a beautiful bathroom with a bath, shower cubicle, washbasin, WC and towel-rail radiator.

Outside

To the front is a small hardstanding, and path leading to the entrance door. To the rear is an L-shaped rear garden measuring 43ft (13m) x 19ft (5.8m) increasing to 52ft (16 m) max with a lovely Indian sandstone paved patio, and outside tap, with steps leading up to a lawn, and further steps leading to a paved patio and a further lawn, there are also a variety of flowering plants and shrubs and a timber shed and an outside tap.

Agents Note

The cottage also has gas fired central heating, mains gas, electricity and sewerage and is in council tax D and is offered with NO ONWARD CHAIN.





Location

The property is situated in the heart of the highly sought-after picturesque and historic village of Ightham, with its popular Ofsted 'Outstanding' Ightham Primary School, the George & Dragon pub/restaurant, village shop, recreation ground with children's play area, village hall and St Peters Church.

The popular village of Borough Green, with its wide range of local amenities including a variety of shops, restaurants, cafe, two coffee shops, takeaways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and mainline station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford, is approximately 1.5 miles away.



The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private schools, including two Grammar schools and the renowned Sevenoaks School, and mainline station with services to London Bridge (from 23 minutes), is approximately 5 miles away.

Bluewater Shopping Centre is approximately 14 miles away.

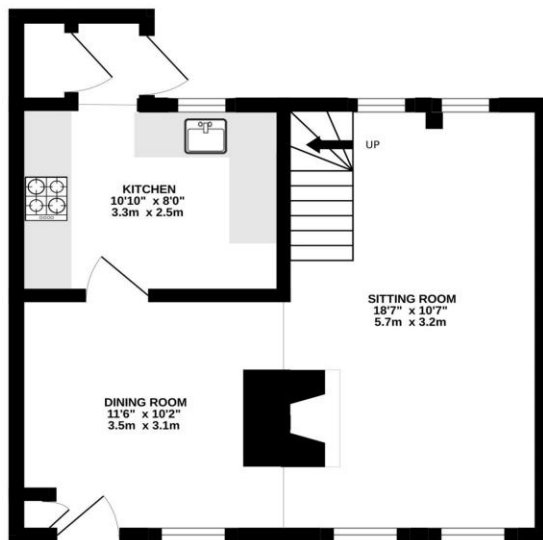
The M26 and the M20 can both be accessed within approximately 4 miles.



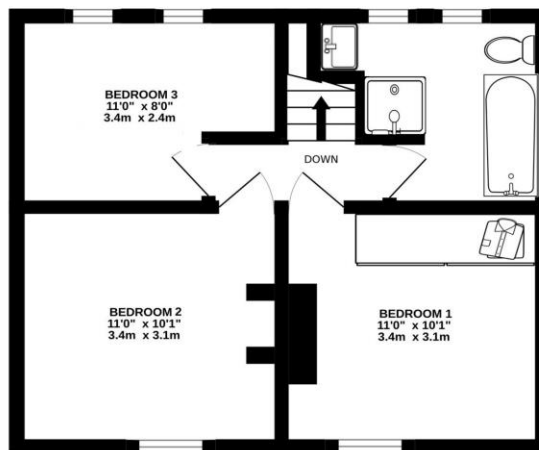
A charming and beautifully presented Grade II listed three bedroom end-of-terrace cottage; located in the heart of the highly sought-after picturesque historic village of Ightham.







GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.

TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulations or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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If you need get in touch, please contact me on
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