



JONATHAN HALL

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Copt Hall Road, Ightham Sevenoaks, Kent, TN15 9DT

Guide Price: £2,000,000

jonathanhall.exp.uk.com

Accommodation



Ground floor: large reception hall with a stunning contemporary wood and glass staircase, a deep built-in cupboard and open plan to a large family/dining room with bifold doors to the patio; garden room/study with French doors to the patio; sitting room; kitchen/breakfast room with a stunning contemporary fitted kitchen comprising high-gloss cupboards and drawers and granite/quartz worktops, island with breakfast bar, sink with mixer tap, inset induction hob with extractor hood above, built-in oven, built-in microwave, built-in wine cooler, integrated dishwasher, integrated fridge/freezer and French doors to the patio; utility room with high-gloss cupboards and worktops, sink with mixer tap, washing machine and drier and door to the patio; and cloakroom with a WC and wash basin.

First floor: large landing; principal bedroom with a range of fitted wardrobes to one wall, a balcony overlooking the delightful garden and ensuite shower room; bedroom two with built-in wardrobe and ensuite shower room; bedroom three with fitted wardrobes and ensuite shower room, bedroom four with built-in wardrobe, study/bedroom five with fitted office furniture; and family bathroom with shower, bath, WC and washbasin.

Outside

There is a substantial block paved driveway, accessed via five-bar gates, a detached double garage with two electric up-and-over doors to the front and an up-and-over door to the rear garden, an electric car charging point and a room above, ideal gym or home office. There are delightful gardens surrounding the property, mainly laid to lawn with borders stocked with a variety of flowering plants, shrubs, hedging and trees, large patio to the rear and side of the property with hot tub and summer house and shed both with power.

Agents Note

The property is freehold, in council tax band F and benefits from solar panels with storage batteries, double glazing, gas central heating with underfloor heating to the ground floor and the ensuites and family bathroom.



A stunning, contemporary five bedroom detached house with superbly presented light and spacious accommodation, open-plan living, set in approximately 0.5 acres with delightful gardens, a substantial driveway and a detached double garage. Located in an exclusive road in the highly sought-after picturesque historic village of Ightham, with its Ofsted outstanding primary school, pub, farm shop and park; and only 2 miles from Borough Green with its wide range of local amenities, including railway station (with services to London from 37 minutes) and 4.5 miles from Sevenoaks.

Summary

- Stunning Contemporary Detached House
- Highly-Sought After Picturesque Village
- Delightful Gardens
- Approximately 0.5 Acres
- Open-plan Family/Dining Room, Sitting Room,
- Kitchen/Breakfast Room, Garden Room
- Utility Room, Cloakroom
- Five Bedrooms, Three En-suites, Bathroom
- Detached Double Garage with Room Above
- Local Station (Services to London - 37mins)



Location

The property is located in the highly sought-after picturesque and historic village of Ightham with its popular Ofsted 'Outstanding' Ightham Primary School, the George & Dragon pub/restaurant, farm 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, tea room, 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 2 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 4.5 miles away.

Bluewater Shopping Centre is approximately 16 miles away.

The M26 and the M20 can both be accessed within approximately 4.2 miles.



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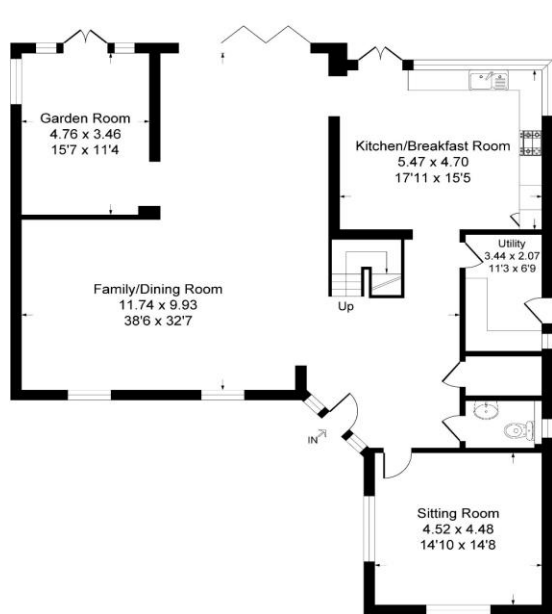






Approximate Gross Internal Area = 289.6 sq m / 3117 sq ft
 Approximate Garage Internal Area = 68.1 sq m / 733 sq ft
 Approximate Total Internal Area = 357.7 sq m / 3850 sq ft

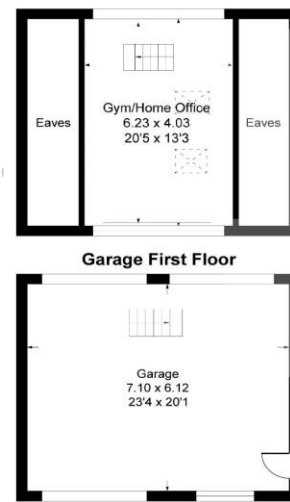
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Garage Ground Floor



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 regulation 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.

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