



JONATHAN HALL

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Nutfields, Ightham Sevenoaks, Kent, TN15 9EA

Price Range: £1,000,000 to £1,100,000

jonathanhall.exp.uk.com



An attractive, spacious and well-presented detached house with a huge kitchen/dining/family room, a large sitting room, study, cloakroom, utility room, four bedrooms, two ensuite shower rooms, family bathroom, front garden with driveway for four cars, a detached annexe and a pleasant rear garden. 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 two miles from Borough Green with its wide range of local amenities, including railway station (with services to London from 37 minutes).

Summary

- Attractive & Spacious Detached House
- Detached Annexe
- Huge Kitchen/Dining/Family Room
- Large Sitting Room, Study, Utility Room, WC
- Four Bedrooms
- Bathroom & Two Ensuited Shower Rooms
- Front Garden with Driveway for Four Cars
- Pleasant Rear Garden
- Exclusive Road in Popular Picturesque Village
- Local Station (Services to London - 37mins)

Accommodation

Ground floor: hall with stairs to first floor and cupboard below; cloakroom with WC and washbasin; large dual-aspect sitting room with bay window, French doors to garden and stone fireplace with gas fire; study; large kitchen/dining/family room with a contemporary fitted kitchen comprising wall and base cupboards and drawers, breakfast bar, sink with mixer tap, two built-in ovens, built-in microwave, built-in coffee maker, electric ceramic hob with extractor hood above, French doors to garden, integrated dishwasher and large fridge/freezer; utility room with gas-boiler, sink with mixer tap, washer/dryer, cupboards and door to garden.

First floor: landing with a deep built-in airing cupboard housing the hot water cylinder, and hatch to a large loft; principal bedroom with fitted wardrobes and cupboards and an ensuite shower room with shower, WC and two washbasins; bedroom two with fitted wardrobes and ensuite shower room with shower, WC and washbasin; two further bedrooms, both with fitted wardrobes; and family bathroom with WC, bath with shower above, and washbasin.

Detached annexe: spacious kitchen/reception/bedroom room with fitted kitchen comprising wall and base cupboards, sink with mixer tap, spaces for cooker, fridge/freezer and washing machine; laminate flooring and air conditioning unit which heats and cools and door to garden; and ensuite shower room with shower cubicle, WC and washbasin.

Outside

The front garden is planted with a variety of shrubs and has a large block paved driveway for four cars, and a side gate leading to the rear garden. The pleasant rear garden is laid to lawn, with borders stocked with shrubs and three patios, one to the rear and one to both sides of the property, shed and tap.

Agents Note

The property is freehold, in council tax band G and benefits from wood flooring, double glazing, gas central heating, mains gas, mains electrics, mains water and mains drainage.





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 5 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station, with services to London St Pancras (from 18 minutes) and Europe, are both approximately 16 miles away.

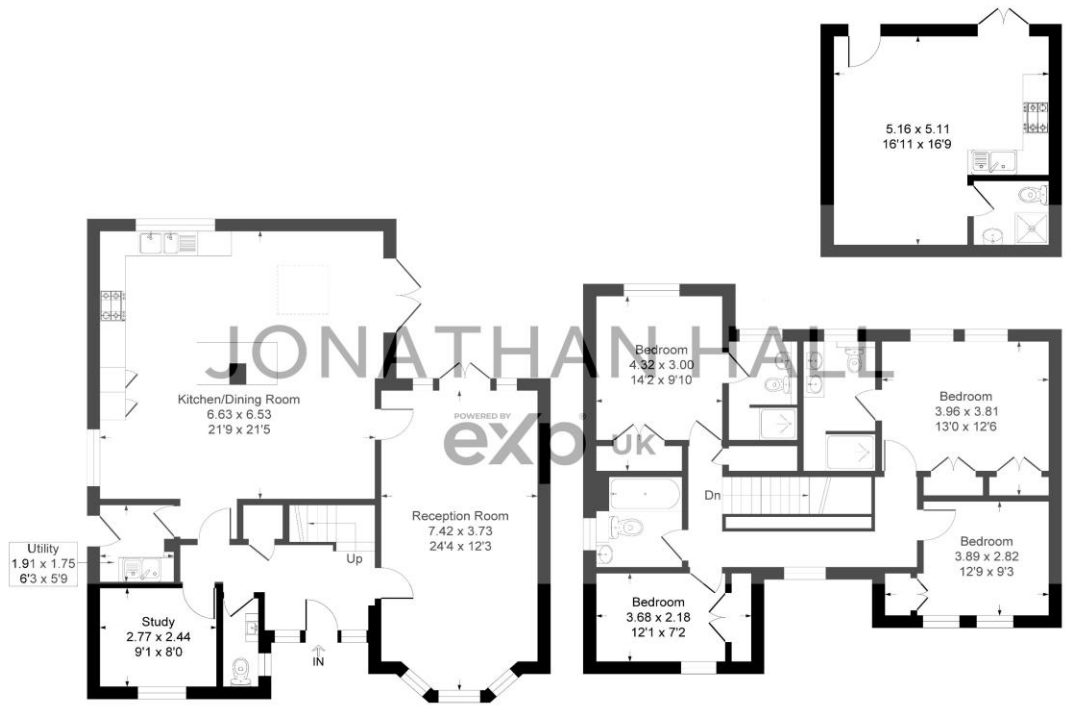
The M26 and the M20 can both be accessed within approximately 4.2 miles.



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Ground Floor **First Floor**

Approximate Gross Internal Area = 173.5 sq m / 1868 sq ft
 Outbuilding Area = 26.32 sq m / 283 sq ft
 Total Area = 199.82 sq m / 2151 sq ft



- 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 are 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) The property should not be assumed to have all the 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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If you need get in touch, please contact me on
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