



JONATHAN HALL

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Old School Cottages, Borough Green Road, Ightham, Sevenoaks TN15 9HX

Price Range: £450,000 to £500,000

jonathanhall.exp.uk.com

Accommodation



Ground floor: entrance hall with entrance door and a staircase to the first floor; sitting/dining room with dual-aspect, a cast-iron wood burner; a beautifully fitted kitchen with a range of wall and base units, laminate worktops, sink, gas hob with an extractor hood above, built-in double oven, integrated washing machine, integrated fridge, integrated freezer, built-in understairs cupboard, and an opening and open doorway to a breakfast room which has French doors leading out to the rear garden and a fitted cupboard housing a gas boiler.

First floor: landing, bedroom one with a large walk-in cupboard/potential wardrobe; bedroom two with delightful views over gardens to the countryside at the rear; and a lovely bathroom with a bath, washbasin and WC.

Outside



There is a pretty part-walled front garden with a block-paved driveway for one car, borders stocked with flowering plants and shrubs, and a path leading to the entrance door and to the side gate leading to the rear garden. There is an approximately 74ft (22.5 m) x 20ft (6 m) max, pleasant south-easterly facing rear garden which is mainly laid to flowerbeds stocked with flowering plants and shrubs, and there is a block-paved patio and paved path leading to a brick paved patio, shed and a small lawn to the rear of the shed with delightful rural views.

A charming, beautifully presented and extended end-of-terrace character cottage with a lovely fitted kitchen and bathroom, a driveway, a pleasant rear garden with delightful countryside views to the rear, and No Onward Chain. Located close to the heart of the highly sought-after picturesque and historic village of Ightham, with its popular Ofsted 'Outstanding' primary school, farm shop, recreation ground with children's play area, cricket club, pub/restaurant, church and village hall. Borough Green, with its wide range of amenities, including shops, takeaways, restaurants, coffee shops, pub, bar, and railway station (with services to London from 37 minutes), is approximately 0.6 miles mile away.

Summary

- Charming End-of-Terrace Cottage
- Beautifully Presented Accommodation
- Delightful Rural Views to Rear
- Located Close to Heart of Sought-After Village
- 0.7 Miles to Outstanding Primary School
- 1 Mile to Station (from 37 mins to London)
- Sitting/Dining Room, Kitchen Breakfast Room
- Two Double Bedrooms & Bathroom
- Driveway & Rear Garden With Rural Views
- No Onward Chain

Agents Note

The cottage is freehold and is in council tax C, and benefits from gas-fired central heating, mains gas, electricity, water and drainage; and NO ONWARD CHAIN. The property flooded in 2016, due to exceptional circumstances. We understand measures have been put in place to protect the property and deal with the cause of the previous flood.





Location

The property is situated close to 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, cricket club, 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 0.6 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 5.5 miles away.

Bluewater Shopping Centre is approximately 13.5 miles away.

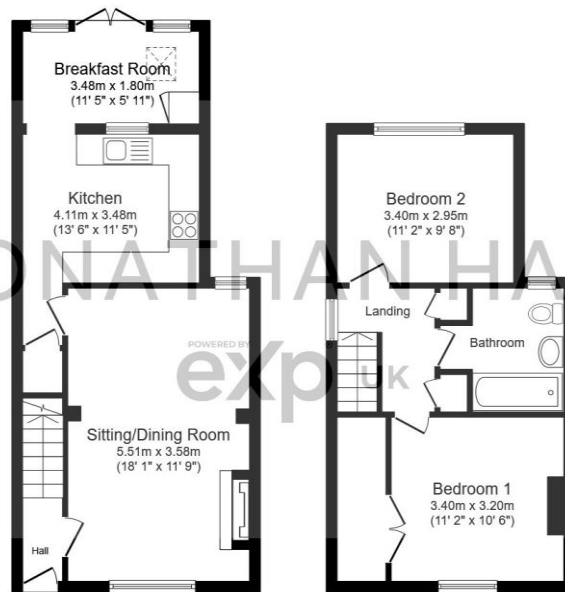
The M26 and the M20 can both be accessed within 3 miles.



A charming, beautifully presented and extended end-of-terrace character cottage with delightful rural views to rear, driveway and no onward chain; located in the heart of the highly sought-after picturesque historic village of Ightham.







Total floor area 78.9 m² (849 sq.ft.) 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		110
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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