



JONATHAN HALL

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Borough Green Road, Ightham, Kent, TN15 9HU

Price range: £700,000 - £750,000

jonathanhall.exp.uk.com



A well-presented and spacious detached house with sitting room, conservatory, kitchen/dining room, utility room, cloakroom, four double bedrooms, study, ensuite shower room, family bathroom, L-shaped garden and driveway. Located in the heart of the highly sought-after picturesque historic village of Igtham, with its Ofsted outstanding primary school, pub, farm shop and park; and only 1 mile from Borough Green with its wide range of local amenities, including railway station (with services to London from 37 minutes) and 5.5 miles from Sevenoaks.

Summary

- Spacious & Well Presented
- Modern Detached House
- Located in the Heart of Picturesque Village
- Sitting Room, Kitchen/Dining Room
- Conservatory, Cloakroom, Study
- Master Bedroom with En-suite Shower Room
- Three Further Double Bedrooms, Bathroom
- Driveway
- L-shaped Rear Garden
- Local Station (Services to London - 37mins)

Accommodation

Ground floor: spacious entrance hall with staircase to the first floor, cloakroom with WC and washbasin; sitting room with gas-fired stove, conservatory with access to garden, kitchen/dining room fitted with a beautiful 'Shaker' style wall and base units, oak worktops, double bowl sink with mixer tap, range style cooker with two ovens, grill and five ring gas hobs with extractor hood above, and integrated dishwasher; and utility room with wall and base units with oak worktops, consumer unit, cupboard housing gas fired boiler, integrated washing machine, integrated drier and space for fridge/freezer.

First floor: spacious landing, master bedroom with access to loft with ladder and ensuite shower room with shower, WC and washbasin; bedrooms two and three, both with built-in wardrobes; bedroom four, study with fitted study furniture; bathroom with bath with separate shower above, WC and vanity washbasin with cupboard below and cupboards to side and towel-rail radiator.

Outside

The front garden is laid to a gravel driveway with an electrical vehicle charger and a gate leading to the entrance door and the southerly facing rear garden with large paved Indian sandstone patio, steps leading to a lawn and shed, backing onto a stream.

Agents Note

The property is freehold, in council tax band G and benefits from oak flooring to the ground floor, double glazing, gas central heating, mains gas, mains electrics, mains water and mains drainage. 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 located in the heart of the highly sought-after picturesque 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, 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 one mile 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.

Blewater Shopping Centre is approximately 13 miles away.

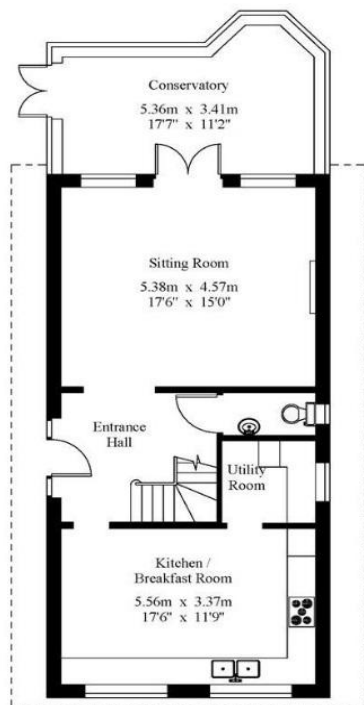
The M26 and the M20 can both be accessed within approximately 3 miles.



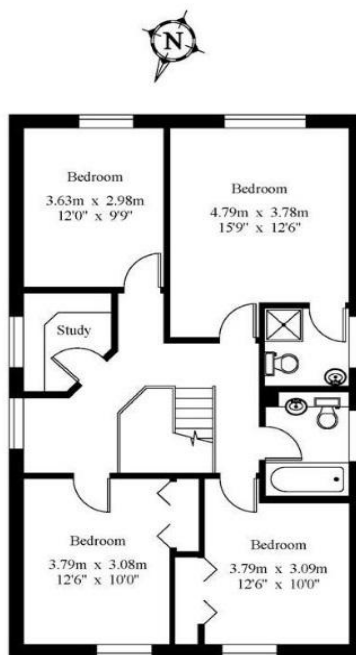
A well-presented and spacious four double bedroom detached house, located in the heart of the highly sought-after picturesque historic village of Ightham with its Ofsted 'Outstanding' primary school, pub, church, farm shop and park.







Ground Floor



First Floor

House - Gross Internal Area : 160.2 sq.m (1724 sq.ft.)



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- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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