



# JONATHAN HALL

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Borough Green Road, Ightham, Sevenoaks, TN15 9HU

Offers Over £550,000

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A charming, deceptively spacious and well-presented three bedroom extended semi-detached period cottage with driveway for three cars, an approximately 100ft delightful rear garden, photovoltaic solar panels and NO CHAIN. Located in the heart of the highly sought-after picturesque and historic village of Ightham with its Ofsted outstanding primary school, park with an excellent playground, tennis courts, pub, farm shop and Oldbury Woods, and within a mile of 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 town centre.

## Summary

- Charming Semi-Detached Period Cottage
- Spacious & Well-Presented Accommodation
- Located in the Heart of Picturesque Village
- Sitting Room, Dining Room
- Kitchen/Breakfast Room, Utility Room, WC
- Bedroom with En-suite Shower
- Two Bedrooms, Bathroom
- Driveway for Three Cars
- Approx 100ft Delightful Rear Garden
- Local Station (Services to London - 37mins)

## Accommodation

Ground floor: porch, entrance hall with stairs to the first floor; sitting room with bay window, fireplace with wood-burning stove and glazed double doors to the dining room; dining room with built-in cupboard; breakfast room with French doors to the garden, breakfast bar and opening to the kitchen; kitchen with fitted 'Shaker' style wall and base units, solid oak worktops, butler sink, gas hob with extractor hood above, built-in oven, integrated fridge/freezer and space for dishwasher; utility room with oak worktop, wall and base units, wall mounted gas boiler and space for washing machine; and cloakroom with WC and washbasin.

First floor: landing with door leading to stairs to the second floor; principal bedroom with fitted wardrobes and cupboards and en-suite wet room with shower and washbasin; bedroom three and bathroom with corner bath, WC and washbasin.

Second floor: bedroom with vaulted ceiling, sky-light window and eaves storage.

## Outside

There is a front garden with a blocked paved driveway for three cars, borders stocked with shrubs, hedging, a tree and side access to the rear garden. The delightful rear garden measures approximately 100ft x 21ft, with paved patio, lawns, borders stocked with a variety of flowering plants, shrubs and trees, tap, pond, power point and two sheds with power and light.

## Agents Note

The property is freehold, in council tax band E and benefits from double glazing, gas central heating, photovoltaic solar panels, mains gas, mains electrics, mains water and mains drains.







## 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, garden centre, recreation ground with an excellent playground, tennis courts, 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 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 within one mile.



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 miles away.

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



*A charming, deceptively spacious and well-presented extended semi-detached period cottage with driveway for three cars and an approximately 100ft rear garden; located in the heart of the highly sought-after picturesque and historic village of Ightham*





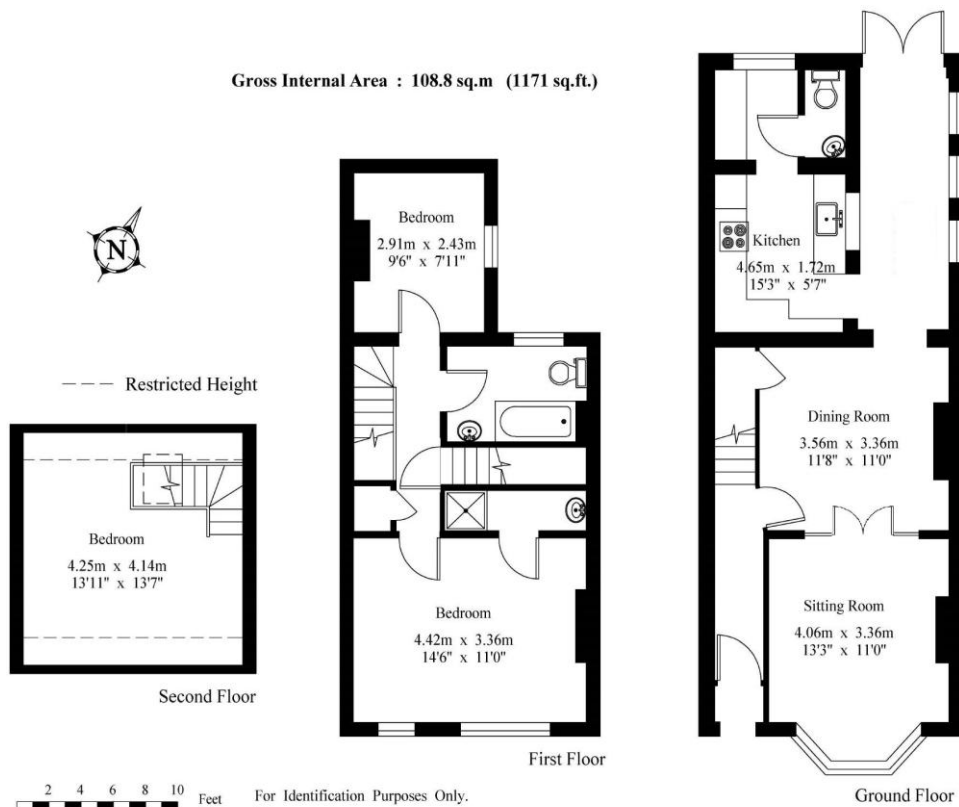








Gross Internal Area : 108.8 sq.m (1171 sq.ft.)



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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-101)		97
B (81-91)		
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
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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