

Fen Pond Road, Ightham, TN15

£1,000,000 - £1,100,000

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Please Quote Ref TH0310 For All Enquiries - Guide Price; £1,000,000-£1,100,000 - Stunning four/ five bedroom detached family home (2,003 Sq.Ft) with driveway parking, double garage and glorious private garden with summerhouse/home office, superbly situated in the sought after village of Ightham. The property has been superbly appointed by the current owners, offering bright and spacious accommodation with elegant interiors, high quality finish and neutral palette. Ideal for modern family life, with versatile, flowing living space creating the perfect blend of comfort and convenience, this impressive home is not to be missed. Features include an inviting front aspect reception, impressive kitchen/diner with bi-folding doors onto the garden, separate utility, playroom/ground floor fifth bedroom, study, modern family bathroom, principal



bedroom with dressing room and en-suite, guest WC, gas central heating, double glazing, quality floor coverings, and bespoke inbuilt storage.

Externally, the garden provides the perfect space for al fresco entertaining, with areas of patio and lawn surrounded by well stocked beds. To the rear of the garden, a large summerhouse/home office adds a further appealing and versatile living space.

Accommodation comprises central entrance hall with bespoke inbuilt storage, access to WC and turning staircase rising to the first floor, leading into the front aspect reception room with ample space for relaxing and entertaining. The reception room opens through to the well equipped kitchen/diner, with bi-folding doors spilling out onto the external patio area and garden beyond. The kitchen area comprises a quality range of fitted wall and base units with work surfaces and central island/breakfast bar, incorporating inset sink unit, induction hob with inbuilt extractor, wall mounted oven, and further space for appliances. A separate utility room offers additional work surfaces and appliance space, with door out to the garden. A generous playroom (or fifth bedroom as desired) and a study complete the ground floor living space. To the first floor, there are four well proportioned bedrooms – with luxury en-suite shower room and dressing room to the principal bedroom - plus a family bathroom with modern suite.

The property is located in the delightful village of Ightham, within easy reach of rail links from Borough Green, with Sevenoaks station also within a short drive, each offering excellent links into Central London. The M20/M26 is also close-by for vehicular access. Ightham itself boasts a popular primary school - 'Ightham Primary' (with OFSTED Outstanding rating) - with neighbouring Borough Green, being a slightly larger village, providing a variety of local amenities. The area is particularly well served by excellent schools and beautiful open spaces.

Viewings are highly recommended.

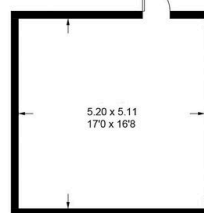


Key Features

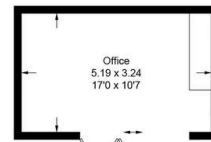
- Please Quote Ref TH0310 For All Enquiries
- Guide Price; £1,000,000-£1,100,000
- Stunning Four/Five Bedroom, Two Bathroom, Detached Family Home (2,003 Sq.Ft)
- Sought After Ightham Village Location
- Spacious Accommodation with Elegant Interiors
- Well Equipped Eat-In Kitchen/Diner with Separate Utility
- Two/Three Reception Rooms
- Glorious Garden with Summerhouse/ Home Office
- Off Street Parking and Double Garage
- Close to Village Amenities, Schools and Transport Links

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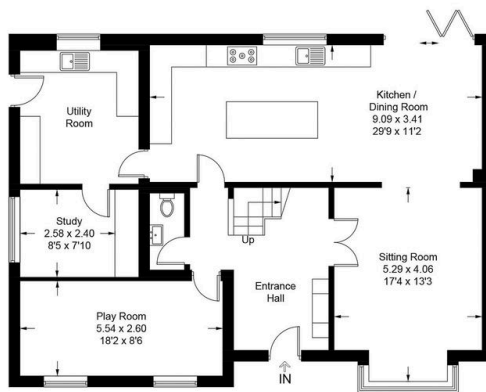
Approximate Gross Internal Area = 186.1 sq m / 2003 sq ft
 Garage = 26.5 sq m / 285 sq ft
 Office = 16.8 sq m / 180 sq ft
 Total = 229.4 sq m / 2468 sq ft



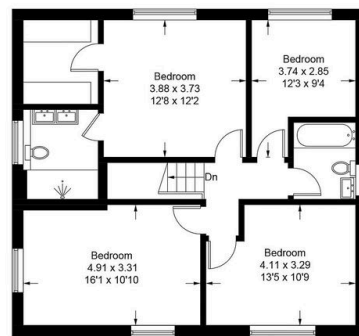
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209036)

