



## Silverdown Copt Hall Road

Ightham, Kent, TN15 9DT Freehold

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Offers In The Region Of  
£649,995



Tucked away in the highly desirable village of Ightham, this 1930's semi-detached house will win you over once you step in to the sitting room and you notice the beautiful woodland back drop out of the conservatory. This house has three reception rooms, four bedrooms, kitchen, two bathrooms and downstairs cloakroom. Lots of potential to extend (subject to approved planning). Externally there is a garden to front, driveway leading to the garage and the rear garden has the option to lease further land from the parish council. No onward chain.

### Overview

- Desirable village of Ightham
- Backing onto woodland
- 1930's semi-detached house
- Four bedrooms
- Three reception rooms
- Two bathrooms and cloakroom
- Driveway and Garage
- Front and rear gardens ( plus option to lease further land)
- No onward chain
- Council tax band F

### Property Description

Nestled in the sought-after village of Ightham, this charming 1930s semi-detached home is sure to captivate you as soon as you enter the sitting room and catch sight of the stunning woodland view from the conservatory. The property offers three reception rooms, four bedrooms, a kitchen, two bathrooms, and a downstairs cloakroom. There's plenty of potential for expansion, subject to the necessary planning permissions. Outside, you'll find a front garden, a driveway leading to the garage, and a rear garden with the possibility to lease additional land from the parish council. No onward chain.





### Location

Shopping: Sevenoaks (5 miles), Tonbridge (7 miles) and Bluewater (18 miles).

Rail Services: Sevenoaks to Cannon Street/Charing Cross. Borough Green to Victoria.

State Primary Schools: Ightham, Plaxtol & Shipbourne.

State Secondary Schools: Sevenoaks, Sackville, Borough Green and Grammar schools in Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Walthamstow Hall,

Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House School in Sundridge.

Leisure Facilities: Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf Club with private health/fitness centre in Hildenborough. Reynolds Retreat private health/fitness centre in Borough Green

### Viewing Arrangements

Viewings are strictly by appointment only via Kings.

### Directions

From our Borough Green office: Head east on Maidstone Rd,

Turn right to stay on Maidstone Rd, Turn right onto Maidstone Rd/A25, Continue to follow A25, At the roundabout, take the 1st exit onto Sevenoaks Rd/A25, Continue to follow A25, At the roundabout, take the 3rd exit onto Ightham By-Pass/A25, Continue to follow A25, Turn left onto Common Rd, Turn right onto Copt Hall Rd What3words: [///codes.twist.scout](#)

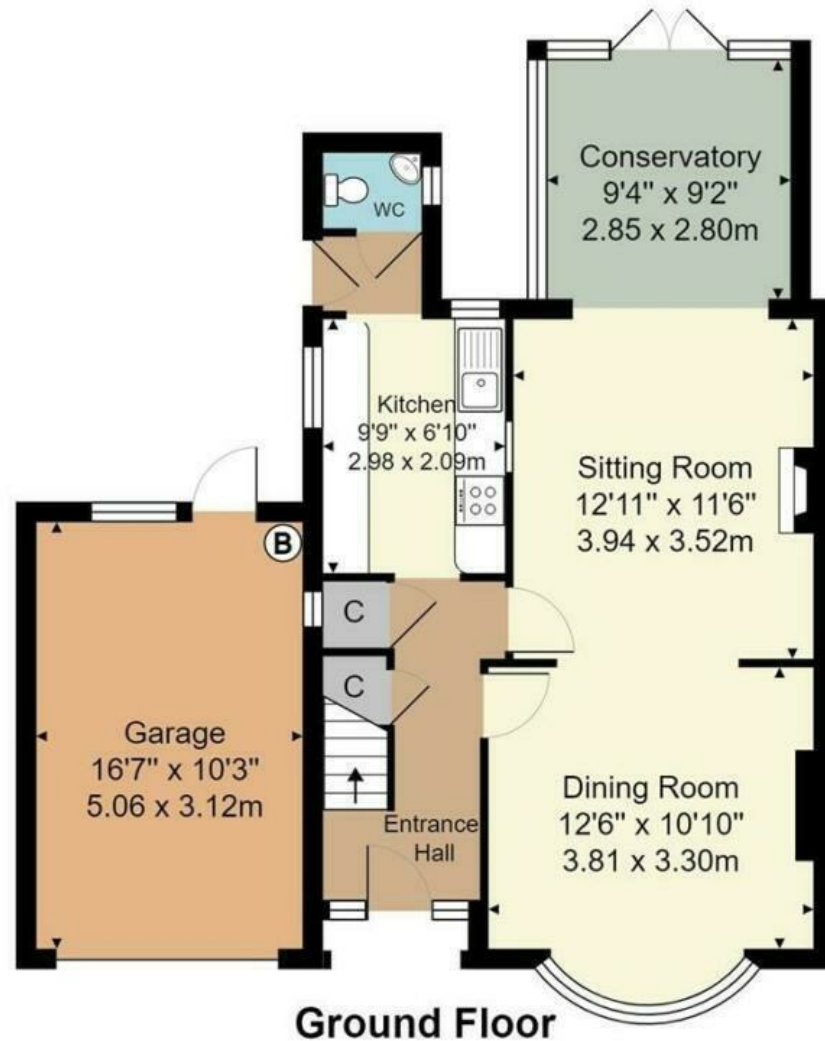
### Property Information

The property was built in the 1930's of traditional brick and tiled roofs. The property is connected via electricity and gas to the house and currently with EDF. It is also on mains drains and sewage with Southern Water. Telephone and broadband is connect via BT with broadband being connected via FTTC.





Approx. Gross Internal Area  
1400 ft<sup>2</sup> ... 130.1 m<sup>2</sup>  
(Incl. Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kings gives notice that: 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

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