



Oak Leaf Cottage, 7 Back Lane, Shipbourne, Kent. TN11 9PS  
Guide: £570,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Smart Semi-Detached Family Home \*Semi-Rural Village Location
- \*Open Plan Sitting/Dining Room \*Conservatory/Playroom \*Modern Kitchen
- \*Three Bedrooms \*Utility Room & Cloakroom \*Family Bathroom
- \*Front Garden and Block Paved Driveway \*Long Landscaped Rear Garden

#### Description

This smart semi-detached three bedroom family home is situated in a country lane within this sought after village, conveniently situated in a semi-rural position within walking distance of Shipbourne primary school. The property is presented in lovely decorative order throughout and enjoys a good plot with driveway offering parking for several vehicles and attractively landscaped rear garden.

#### Accommodation: -

- The property is approached to the side having a covered entrance porch and modern composite front door leading to the hallway with stairs rising to the first floor with attractive stair runner, painted bannisters and oak laminate flooring.
- Conservatory/playroom with cosy roof installation, attractive vinyl tiled flooring, electric heater and French doors opening out onto the terrace.
- Open plan sitting/dining room with feature wallpaper to one wall and fitted bookshelves to chimney recesses, fireplace with log burning stove and beam over, two windows with aspect to front.
- Contemporary kitchen fitted with a modern range of gloss white wall mounted cabinets and base units of cupboards and drawers with Victorian style tiled splashback and ceramic tiled floor. Sink unit, Neff induction hob with single oven below and extractor over, built in microwave, space for dishwasher, under cabinet lighting, window to rear overlooking the garden. Worcester oil fired boiler located in the kitchen with fuse board.
- The kitchen extends into the utility room having cloakroom and space for further appliances including freestanding fridge freezer and washing machine. Stable door to rear garden.
- First floor landing with access to loft via hatch with drop-down ladder and skylight window, painted bannisters and stripped painted wooden flooring.
- Main bedroom with aspect to front and shelving to chimney breast recesses. Second bedroom also with aspect to front and fitted wardrobe and third bedroom with aspect to rear, fitted wardrobe and outlook over the garden.
- Family bathroom fitted with a contemporary white suite, including panelled bath with metro tiled splashback, electric shower and glazed screen, vanity unit with round basin, close coupled w.c and Victorian style flooring.
- Long brick paved driveway to front offering off-road parking for several vehicles and garden mainly laid to lawn with mature shrub/flower borders, fence and wooden gate leading to the front door with further gate to garden.



- Attractive landscaped level rear garden with Italian porcelain terrace, low brick retaining wall and steps to lawn. Fenced boundaries with mature shrub/flower borders, raised summerhouse to the rear with bark area and decking, two further garden storage sheds.
- Services & Points of Note:- Mains water, drainage and electricity. Oil central heating. Gigaclear broadband connection. Double glazed windows. Ring doorbell.
- Agents note: We have been advised that closed cell spray foam insulation in the loft will be removed.
- Council Tax Band: D – Tonbridge & Malling Borough Council. EPC: E

#### Situation

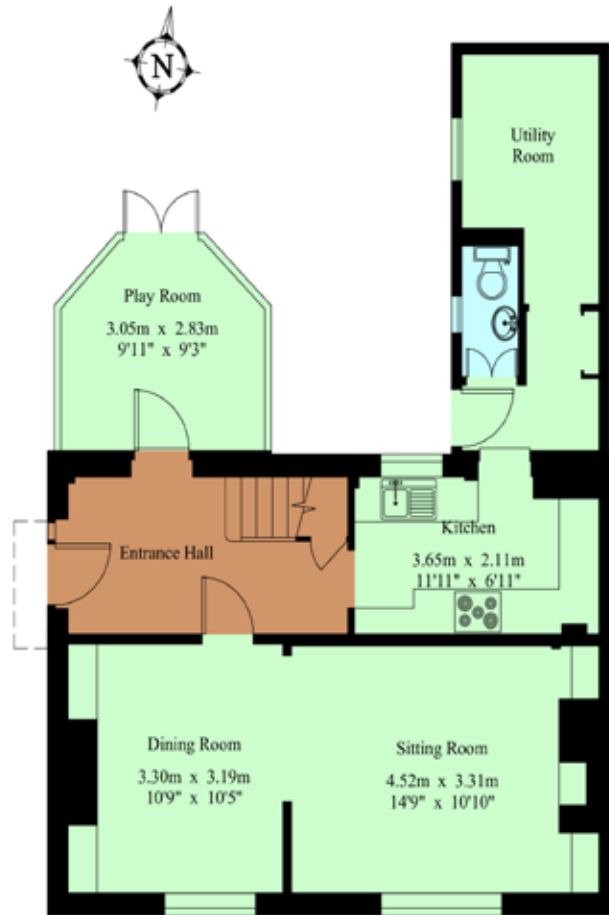
The village of Shipbourne including The Chaser Inn, St Giles Church, Primary School, picturesque village green and weekly farmer's market. Nearby Ightham Mote, a 14th Century Manor House owned by the National Trust, together with some lovely local walks to be enjoyed up to Ightham, along the Greensand Way and on the Fairlawne Estate. Hildenborough village with local amenities and main line station to London (Charing Cross/Cannon Street line), with the A21 bypass linking to the M25 motorway network and subsequently to London, south coast and major airports. The nearby towns of Sevenoaks and Tonbridge both have an excellent selection of shopping and recreational facilities including restaurants, bars, cafes, leisure centres and sports clubs. There are a number of highly regarded schools in the area including Shipbourne, Plaxtol and Ightham primary schools. There are grammar schools in Tonbridge and annexes in Sevenoaks as well as many independent senior and Preparatory schools in the area. Golf courses locally include Poulton Wood, Nizels in Hildenborough as well as Knole Park and Wildernesse in Sevenoaks. There are Leisure Centres in Tonbridge and Sevenoaks as well as many other sporting clubs including football, hockey, rugby and cricket.



Viewing Strictly By Appointment

01732 834835

[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)

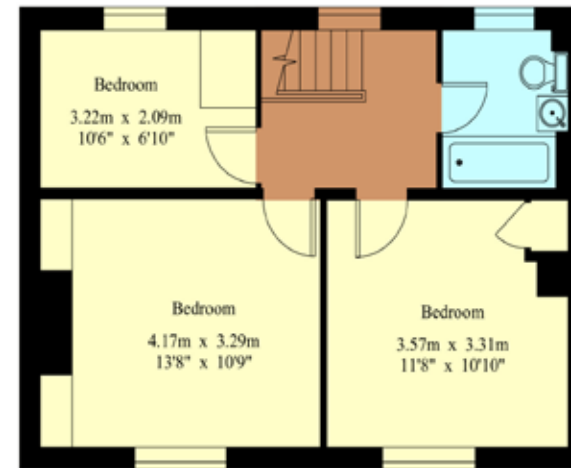
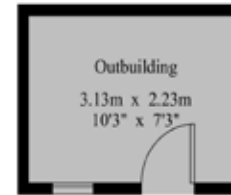


Ground Floor

## 7 Back Lane Cottages

House - Gross Internal Area : 107.3 sq.m (1154 sq.ft.)

Outbuilding - Gross Internal Area : 6.8 sq.m (73 sq.ft.)



First Floor



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