



Copt Hall Road, Ightham, Sevenoaks





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A fantastic five bedroom finished to the highest standard located in Ightham, Kent.



Tenure: Freehold

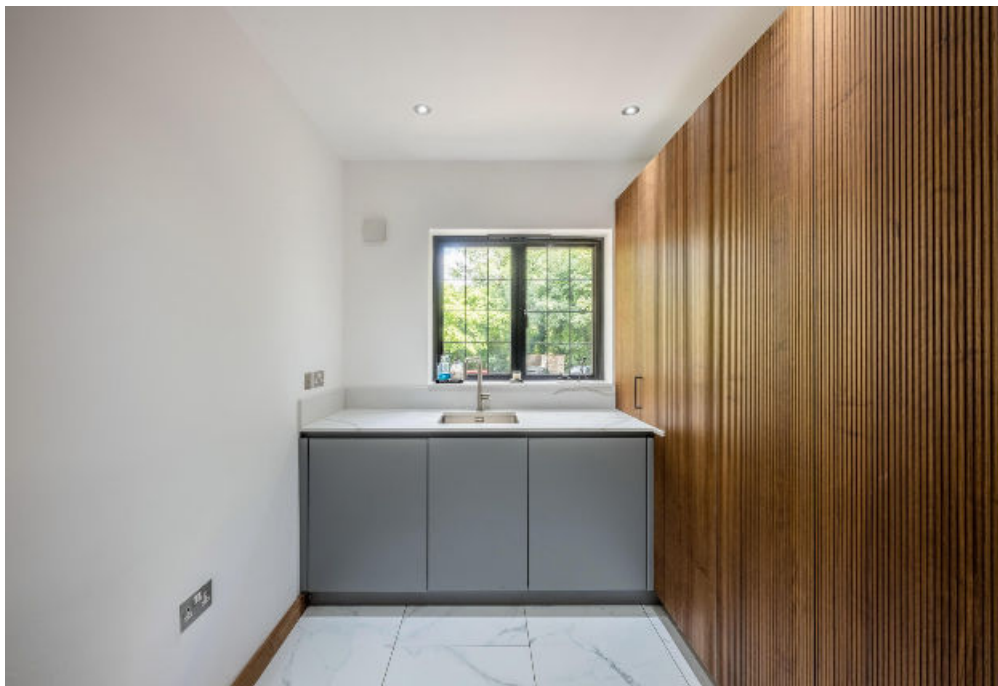
Local authority: Tonbridge & Malling Borough Council

Council tax band: H









The Property

This exquisite five bedroom family home, built in 2012 by the current owners is nestled in the sought-after village of Ightham, Kent.

The property is accessed via electric gates leading up its private driveway, The sweeping drive gracefully curves around the front of the home, offering a striking and charming approach to the house.

Upon entering, you're immediately greeted by the bright and spacious entrance hall. This impressive space features a stunning handcrafted oak floating staircase with a modern glass balustrade which continues around the landing, adding to the contemporary yet elegant ambiance of the home.

To the left of the entrance hall, you'll find the heart of the home - a bespoke, handcrafted kitchen designed by Leicht German Kitchens, equipped with high-end modern appliances, marble flooring, a central kitchen island with an integrated hob, and bi-fold doors that open onto the garden, this space is ideal for both family living and entertaining. Adjacent to the kitchen is a formal dining room, which also features bi-fold doors leading outside, seamlessly blending indoor and outdoor living spaces. The utility and boot room, styled with the same bespoke carpentry as the kitchen, offers practicality with an additional back door for easy access outside. A downstairs cloakroom completes this area of the home.

At the other end of the house, a spacious living room awaits. This room features oak flooring, a striking feature fireplace, and a large bay window to the front that floods the space with natural light. Bi-fold doors open to the patio, creating an inviting space for relaxation and entertainment. The room is also equipped with an integrated Sonos speaker system. A study/home office and additional cloakroom on the ground floor complete the downstairs accommodation.



First Floor

Ascending upstairs, the first floor hosts five generously proportioned double bedrooms. The principal bedroom boasts an en-suite shower room, space for fitted wardrobes, and a Juliet balcony, offering picturesque views over the gardens and woodland. Bedrooms two and three also feature their own en-suite bathrooms, while bedrooms four and five share a stylish Jack and Jill shower room.

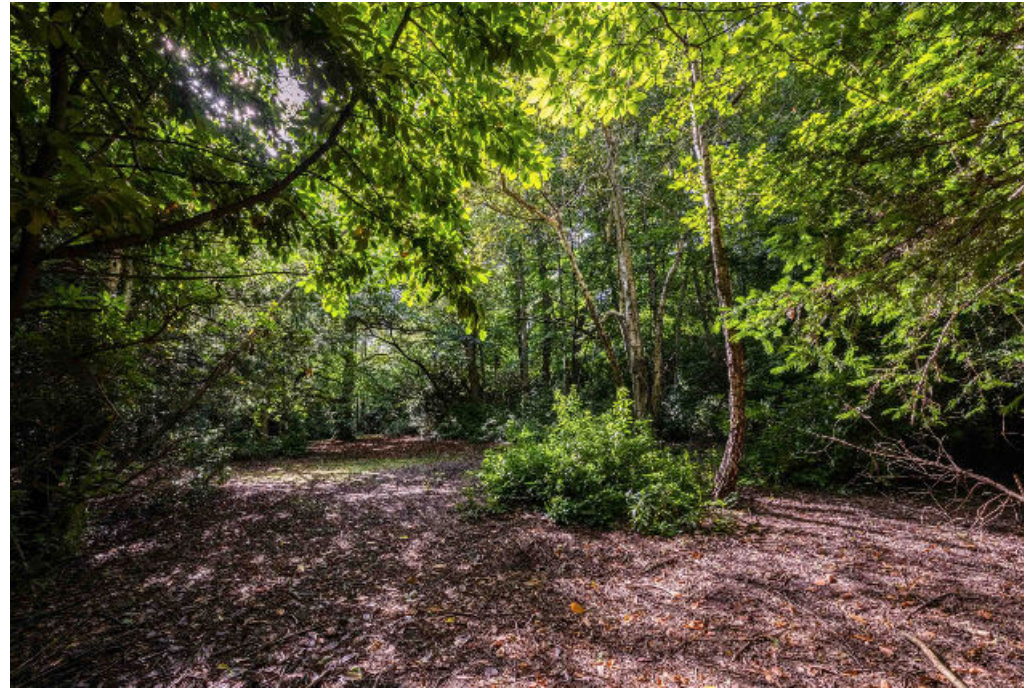
Second Floor

A further staircase leads to the second floor, which has been transformed into a spacious games and entertainment room. Hardwiring is already in place for speakers and other entertainment systems, making this an ideal space for family fun and leisure. A separate door leads to the plant room, conveniently located at the far end of the second floor.



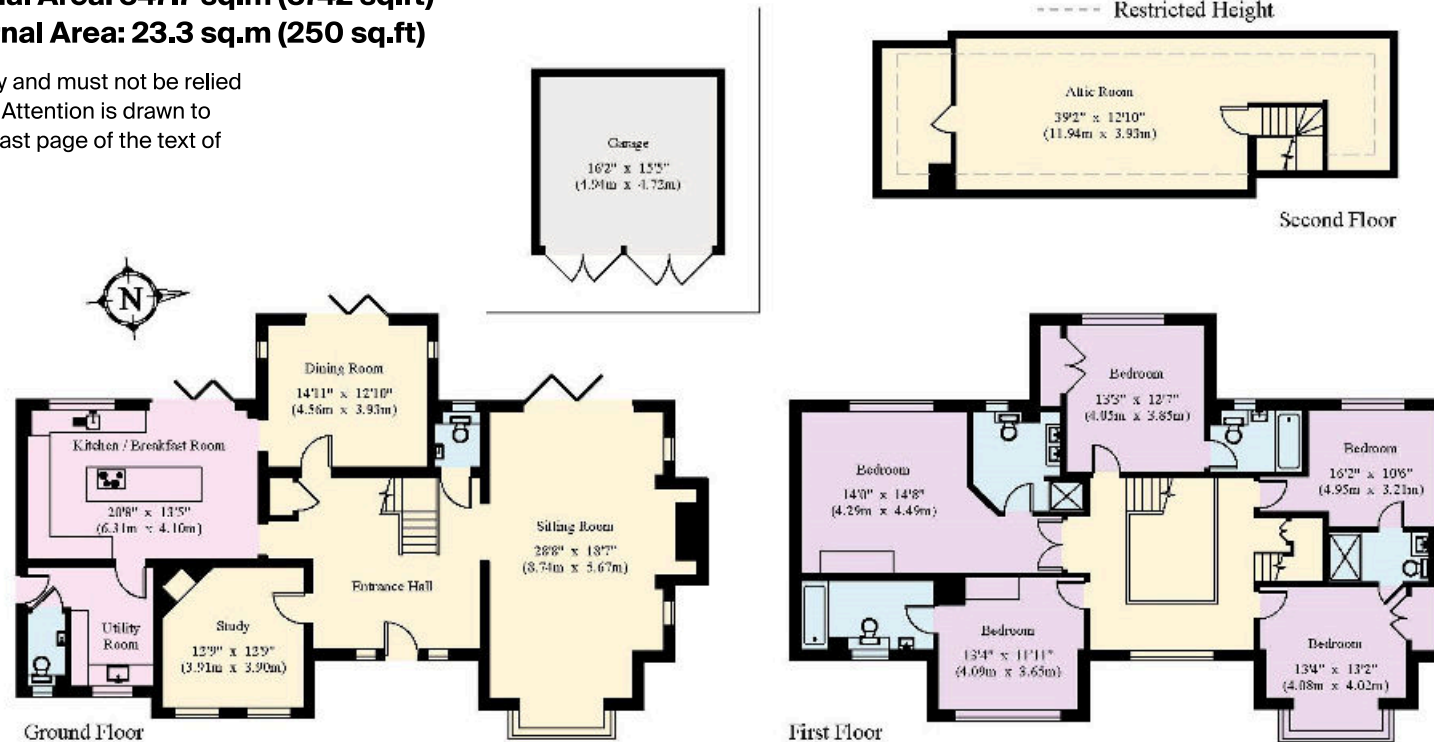






Approximate Gross Internal Floor Area
House - Gross Internal Area: 347.7 sq.m (3742 sq.ft)
Garage - Gross Internal Area: 23.3 sq.m (250 sq.ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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