



Common Road, Ightham, Sevenoaks





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An immaculate modern home in a private village location, built to exacting standards and providing over 5500ft² of living.



Tenure: Freehold

Local authority: Tonbridge & Malling Borough Council

Council tax band: H









The Property

Located at the end of a private road in the popular village of Lghtham just outside Sevenoaks, this remarkable new build home (built in 2012) has been constructed to exacting standards and provides an excellent mix of living and entertaining space, accompanied by a private garden, a large double garage and ample space for additional parking. The house is approached along a private driveway and gate which leads to the front of the house, past a large double garage, and onto space with excellent parking options. The house is entered through a large entrance and tiled reception hall, double height and with a large amount of light flooding in from windows on both sides of the house. A staircase leads up to the first floor, which acts as the garden level at the rear of the house.

The house is conveniently split into West and East wings, on both floors. Having made your way up the stairs from the reception hallway a huge kitchen/breakfast/dining room (part tiled and part engineered oak flooring) with excellent ceiling height and volumes sits on the western side of the house with floor to ceiling sliding doors that open out onto a decked entertaining area and beyond that the garden.



The bespoke Mark Wilkinson kitchen (with built in NEFF appliances, Quooker tap, granite work surfaces and walnut wood units) is set with a central island and areas demarked for relaxing with a snug space and television - (the house is hard wired with CAT 5 cabling and is block and beam built which provides outstanding sound insulation throughout. Each room has separately controlled underfloor heating to increase energy efficiency) and dining together with a large walk-in larder. A utility room, with good storage and space for washing machine and dryer (and with access outside) sits opposite a guest WC and a study. Across the walkway above the reception hallway the main living area, nearly 30' in length, benefits from a dual aspect and excellent volumes.





Ground Floor

On the ground floor, at the western end of the house, the master suite is located, with walk in wardrobe, en suite bathroom (with large walk-in shower and his and hers basins) and a door outside to a private patio. Two large additional bedrooms, both with their own en suite shower rooms, sit alongside. On the eastern side of the house three additional bedrooms (one currently in use as an additional office/work room) come with a family bathroom with bath and separate shower. The final section of the house is also entered from the ground floor and includes a cinema room (with air conditioning) with side access to a bike store and exterior access. Additional storage rooms (including a wine room) sit alongside a gym (with two sections) and a plant room (with fresh air circulation system, rainwater harvester (currently not in use) and 3 phase electricity), also with its own exterior access.

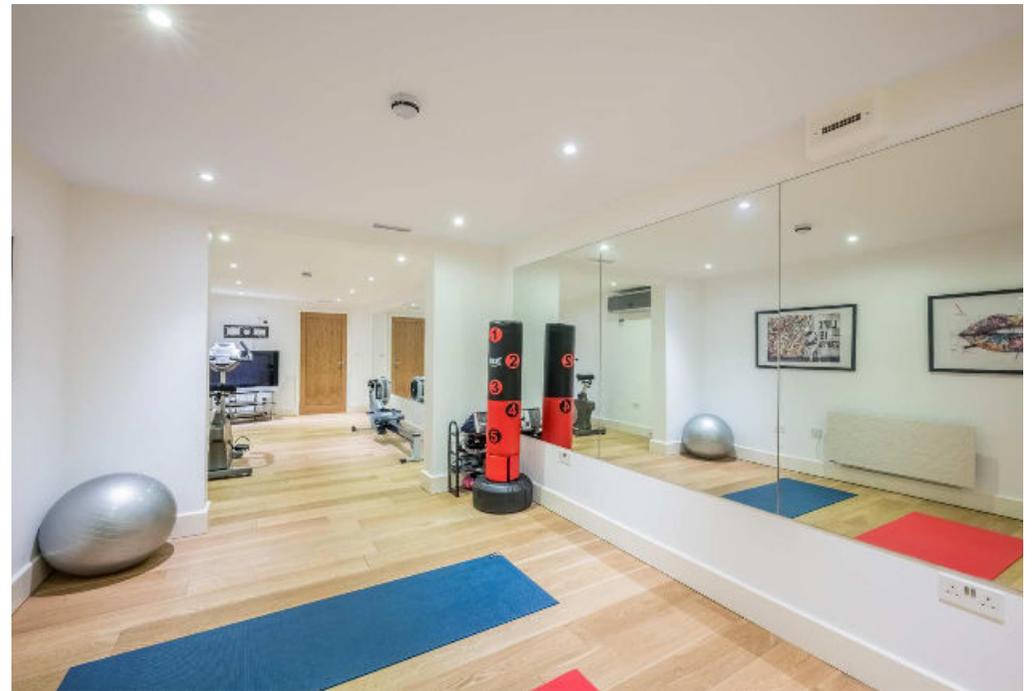
Location

The property is situated in a convenient position within the sought-after village of Ightham. The attractive village centre offers a range of local amenities, including two public houses, a village hall, a renowned primary school, a recreational ground and local farm shop. Sevenoaks is approximately 5 miles away, offering a comprehensive range of shops, restaurants, recreational facilities and mainline station to London Bridge, London Cannon Street and London Charing Cross. Nearby Borough Green also now runs trains into Charing Cross/London Bridge as well as into London Victoria.

There are numerous excellent schools in the area, including Ightham Primary School, Sevenoaks Prep, Solefield Prep, Granville School, Walthamstow Hall School for Girls, The New Beacon and the renowned Sevenoaks School. Ightham also falls into the catchment for the excellent local Grammar schools including the Judd school, Skinners, Weald of Kent School for Girls and Tonbridge Wells Grammar School for Boys (with a Sevenoaks campus).

The property is well placed for M20/M26 junction at Wrotham 3.5 miles away, providing links to the national motorway network, London, the Channel Tunnel, Ashford International Station a









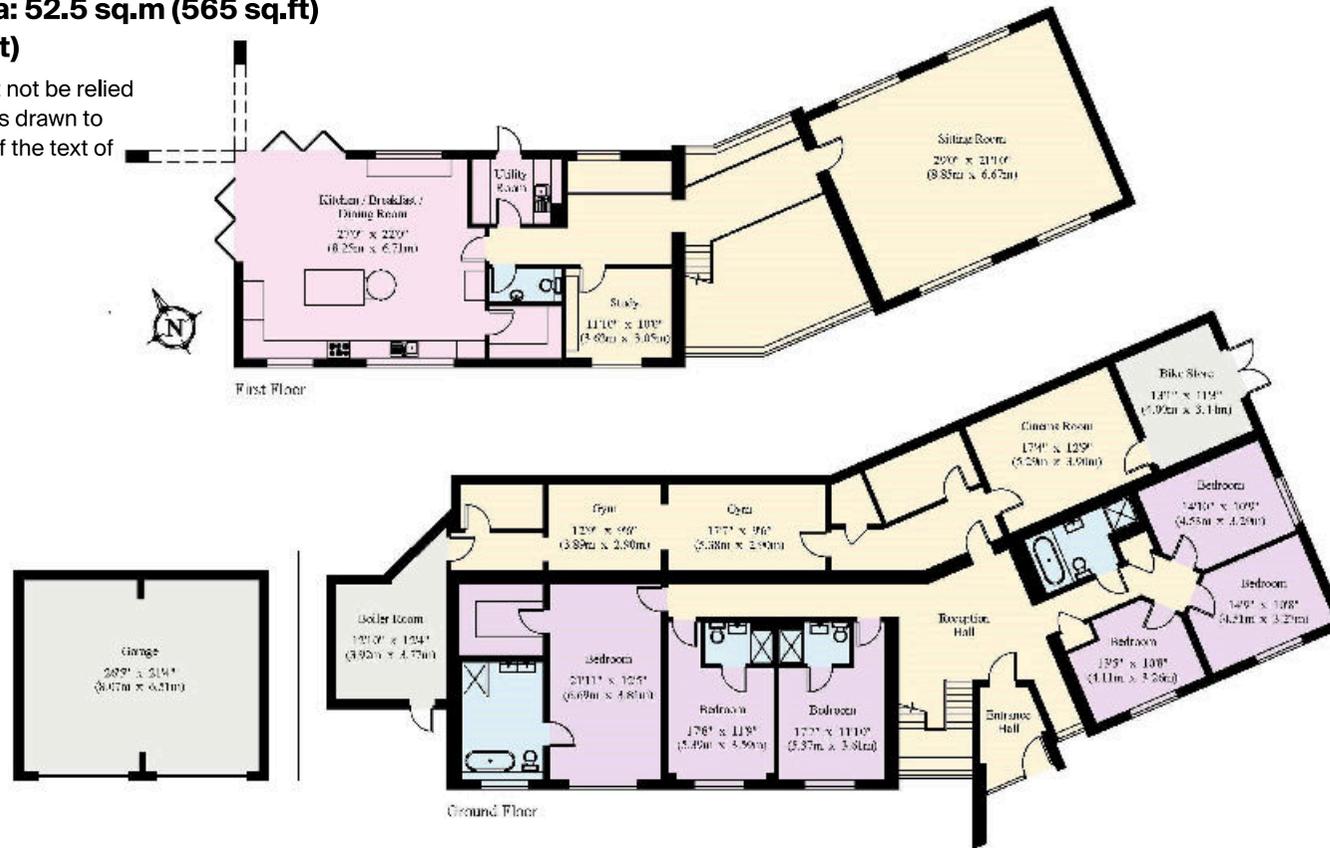
Outside

The garden sits on the living floor level and provides a large flat surface, perfect for families or for the additional of a swimming pool at a later date. A large composite deck runs the length of the house itself. At the front of the house a set of raised beds sit above the garage.



Approximate Gross Internal Floor Area
House - Gross Internal Area: 524.8 sq.m (5648 sq.ft)
Garage - Gross Internal Area: 52.5 sq.m (565 sq.ft)
Total - 577.3 sq.m (6214 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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