



Sandy Cottage

Stone Street Road, Ivy Hatch, Sevenoaks, Kent



A beautifully appointed family home with excellent gardens amounting to just over an acre, located within a Conservation area on the edge of Ivy Hatch close to Ightham Mote.



Summary of accommodation

Main House

Ground Floor: Sitting room | Dining room | Family room | Conservatory | Kitchen | Utility room | WC

First Floor: Principal Bedroom suite with dressing room and ensuite | 2 Further bedrooms | Study/bedroom

Family bathroom | WC

Garden and Grounds

Mature Garden | Tennis Court | Garage/Car Port





Situation

(Distances and times are approximate)



Comprehensive shopping and Leisure facilities can be found at Sevenoaks (5 miles) and Tonbridge (6 miles) both with their own Leisure Centres as well as The Stage Theatre/Cinema in Sevenoaks.



The area has a good selection of schools with primary schools at Ightham, Plaxtol and Borough Green. Secondary schools include Trinity and Wrotham School as well as a number in Tonbridge and Tunbridge Wells including highly regarded Grammar schools such as Judd and TOGS. Private Schools include Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Granville, Solefields and New Beacon Prep Schools as well as St Michaels and Russell House Prep Schools in Otford and Radnor House in Sundridge.



There are numerous walking opportunities locally including an extensive network of footpaths over the Ightham Mote and Fairlawne Estates. Golf at Wildernes and Knole Golf Clubs in Sevenoaks and Nizels Health & Golf Club in Hildenborough and Reynolds Country Club & Fitness Spa in Borough Green.



Train Services can be accessed via Borough Green (3 miles) which serves London Victoria, Charing Cross/London Bridge from 37 minutes. Sevenoaks (5.3 miles) has fast and frequent services to London Bridge/Charing Cross/ Cannon Street from 22 minutes.





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Sandy Cottage is approached over a gated driveway with a detached triple bay garage providing ample off road parking. The superb reception rooms comprise a double aspect sitting room with a feature fireplace and wood burning stove as well as direct access to the verandah, a family room and dining room both with attractive fireplaces and doors opening to the conservatory, and an impressive conservatory with doors to the gardens.

The kitchen comprises a comprehensive range of Maple cupboards with granite work surfaces, integrated appliances and a peninsular breakfast bar. An adjoining utility room provides additional storage and space for laundry appliances, access to the cloakroom and a door to the verandah. The bright, triple aspect principal bedroom suite comprising an en suite shower room and dressing room has attractive views over the gardens. On the first floor there are two further bedrooms and a bedroom/study, served by a well-appointed family bathroom with roll top bath and walk in shower, separate W.C.





Outside

The established gardens wrap around the property and are predominantly laid to lawn with well-stocked beds and a variety of specimen deciduous and evergreen shrubs and trees as well as a tennis court. A covered verandah attached to the house provides an excellent area for entertaining, together with a decked seating area adjoining a pond with aquatic planting.

Established trees and hedging to the perimeter provide a high degree of privacy.

Property Information

Tenure: Freehold

Local Authority: Tonbridge & Malling District Council

Council Tax: Band H

EPC: E

Postcode: TN15 0PQ

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

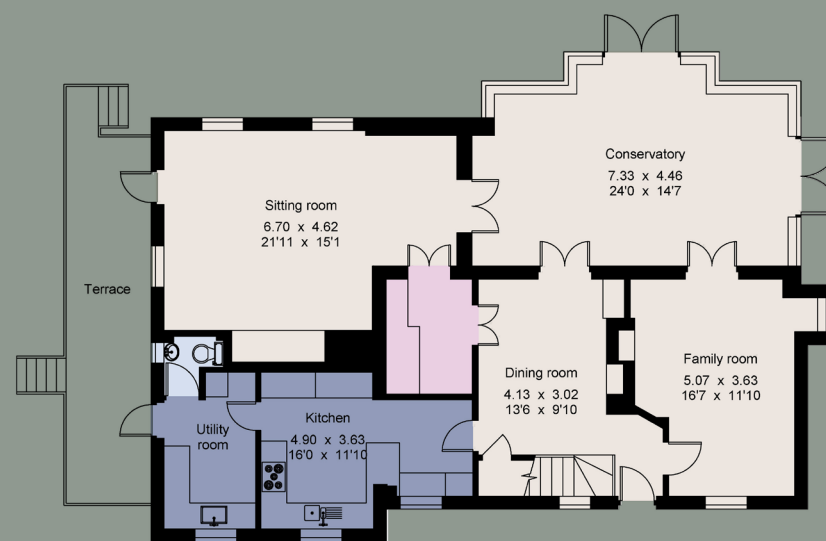
Approximate Gross Internal Floor Area

Main House: 230.1 sq.m / 2476 sq.ft

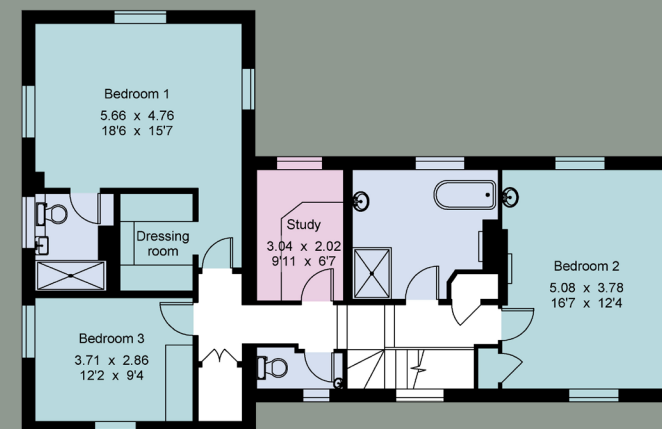
Garage & Car port: 50.5 sq.m / 543 sq.ft

Total: 280.6 sq.m / 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.



Ground floor



First floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated April 2025.

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