

Fleur-de-Lys

High Cross Road, Ivy Hatch, Sevenoaks, Kent



Offered with no onward chain, this handsome detached five bedroom home of over 3600 sqft is set over four floors, with a one bedroom self contained converted Bakehouse, in the heart of Ivy Hatch.



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Summary of accommodation

Main House

Cellar: Workshop/Games Room | Gym

Ground Floor: Dining Room | Sitting Room | Family Room | Kitchen | Breakfast Room | WC | Conservatory

First Floor: Principal Bedroom with ensuite | 3 further bedrooms | Family bathroom

Second Floor: Bedroom

Self Contained converted bakehouse

Kitchen/Sitting Room | Bedroom | Shower Room





Situation

(Distances and times are approximate)



Plaxtol village (1.2 miles) benefits from a Village Store & Post Office, Pub, Nursery and Primary School. A more comprehensive range of shops and restaurants can be found in Tonbridge and Sevenoaks, 5.1 miles and 7.1 miles away respectively.



Railway services can be accessed via Borough Green (3.2 miles) which serves London Victoria and Charing Cross from 37 minutes. Sevenoaks (5.5 miles) has fast and frequent services to London Bridge/Charing Cross/Cannon Street from 22 minutes.



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.



There are numerous walking opportunities locally across both Ightham Mote and Fairlawne estates. Golf at Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Health & Golf Club in Hildenborough and Reynolds Country Club & Fitness Spa in Borough Green.





The Property

Formally the shop, post office and bakery, Fleur de Lys has been renovated sympathetically by the current owners retaining many of its original character features and charm blended with modern amenities. The main house has 5 bedrooms set over four floors as well as an impressive multi-functional cellar, ideal for wine storage but currently used as a workshop/games room.

The ground floor offers four versatile reception rooms, including a formal dining room. The sitting room and has a cosy wood-burning stove, while the family room has bifold doors opening up to the conservatory, which leads directly to the garden. The bright breakfast room flows seamlessly into the well-equipped kitchen, complete with a range cooker and butler sink. On the first floor, the principal bedroom benefits from an ensuite bathroom, while three additional bedrooms share the family bathroom. The second floor has a versatile large room that could be used as a bedroom, home office or teenage den.





Outside

Outside, a terrace leads to the Bakehouse, now offering fully self-contained accommodation comprising a ground floor kitchen and sitting room with bifold doors onto the terrace, plus a first floor bedroom and shower room. The southwest-facing walled garden is mainly laid to lawn, with mature shrubs and spring bulbs, and double gates provide rear access. Ample parking for 2-3 cars is available to the side of the house.

Property Information

Tenure: Freehold

Services: andam exper

Local Authority: Tonbridge & Malling

Council Tax: Band G

EPC: E

Postcode: TN15 0NR

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

Approximate Gross Internal Floor Area

xxx sq.m / xxxx 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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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 May 2025. Photographs and videos dated May 2025.

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