



Ibbett Mosely

Farriers Field Sevenoaks Road, Ightham, Kent,
TN15 9AA



Fabulously presented throughout is this spacious detached home to be sold with NO ONWARD CHAIN. Positioned within easy reach of the centre of highly popular Ightham village and its Kentish charm and just a short drive from Borough Green with all its amenities including mainline train station to London Victoria and new links to Charing Cross. If a bigger town facilities are needed Historic Sevenoaks lies within 5 miles away.

Offering great accommodation of four bedrooms, three bathrooms, large social kitchen diner and two further reception rooms this home truly meets the needs of the modern owner.

We can't wait to show you round.

Guide price of £850,000 to £900,000

Farriers Field

The moment you look to pull into the driveway you will be impressed how modern this fantastic large bungalow looks with its bonded resin drive for multiple cars and wall of shuttered windows. Pristine paintwork sets the tone for the full tour of this beautifully presented home. After parking the access to the home is to the side with a walkway leading past the great artwork to the entrance door into the welcoming hallway. Karndeian wood flooring throughout this area adds to the modern décor with its clean lines and colonial shutters and gives access to all the rooms available. To the front of the home is a large almost square sitting room to cosy down later in the evening to enjoy a book, music or television with a sweep of the shutters and mood adjustable lighting you will find throughout the

- Modernised Detached Home
- Fantastic Modern Layout With Social Kitchen Dining Living
- Potential to Extend - Subject to Planning Permission
- Principal Bedroom with Ensuite & Garden Access
- Flexible Usage of Three Further Bedrooms
- Additional Shower Room & Bathroom
- Private Landscaped Garden
- Resin Bonded Patios & Fantastic Drive
- Popular Ightham Village Location
- NO ONWARD CHAIN Guide Price £850,000 - £900,000

property. A modern sociable kitchen dining space is truly the hub of the home with granite worksurfaces built in range cooker and modern extractor above, large wall of storage pantry and breakfast bar opening the space to a great formal dining table with different light zoning options. This in turn wraps around to a relaxed sitting area and onward to the covered garden resin bonded patio for a more alfresco dining option. A spacious utility room hides away all the hardworking white goods and offers great further storage. Also off the hallway is a separate modern WC.

The principal bedroom sits to the other end of the hallway and offers a quiet oasis away from the living areas. It includes a large bank of wardrobes to one wall and doors to the beautiful garden, fantastic on a sunny morning for a relaxing start to the day to enjoy a cup





of coffee or to let air into the bedroom. A quality ensuite shower room with modern fittings and tiling are also a given luxury. Three further bedrooms are also provided that are currently used as a large double for visitors, a wonderful bedroom for the grandchildren and a study that backs up as a workout area. This shows the great flexibility of a home over a single level. A modern bright bathroom and separate shower room offer facilities to these.

Externally the home offers a lovely landscaped garden of approx. 120 ft in length with multiple social patio areas, one covered dining area and mature beds. Private in its outlook the main lawn leads down to a storage shed and growing area to the bottom of the garden. To the front is a great drive with multiple parking options and room to add a garage if needed subject to planning agreement.

The home offers a great deal but also has further potential with a large attic and plot that could be extended into with planning permission and as such could meet the needs of many.

Ightham

Ightham village is set in an area designated AONB (area of outstanding natural beauty) and is located approximately four miles east of Sevenoaks and six miles north of Tonbridge. The parish includes the hamlet of Ivy Hatch. Ightham is famous for the nearby medieval manor of Ightham Mote (National Trust), although the village itself is of greater antiquity. The River Bourne is within the parish. The village has an

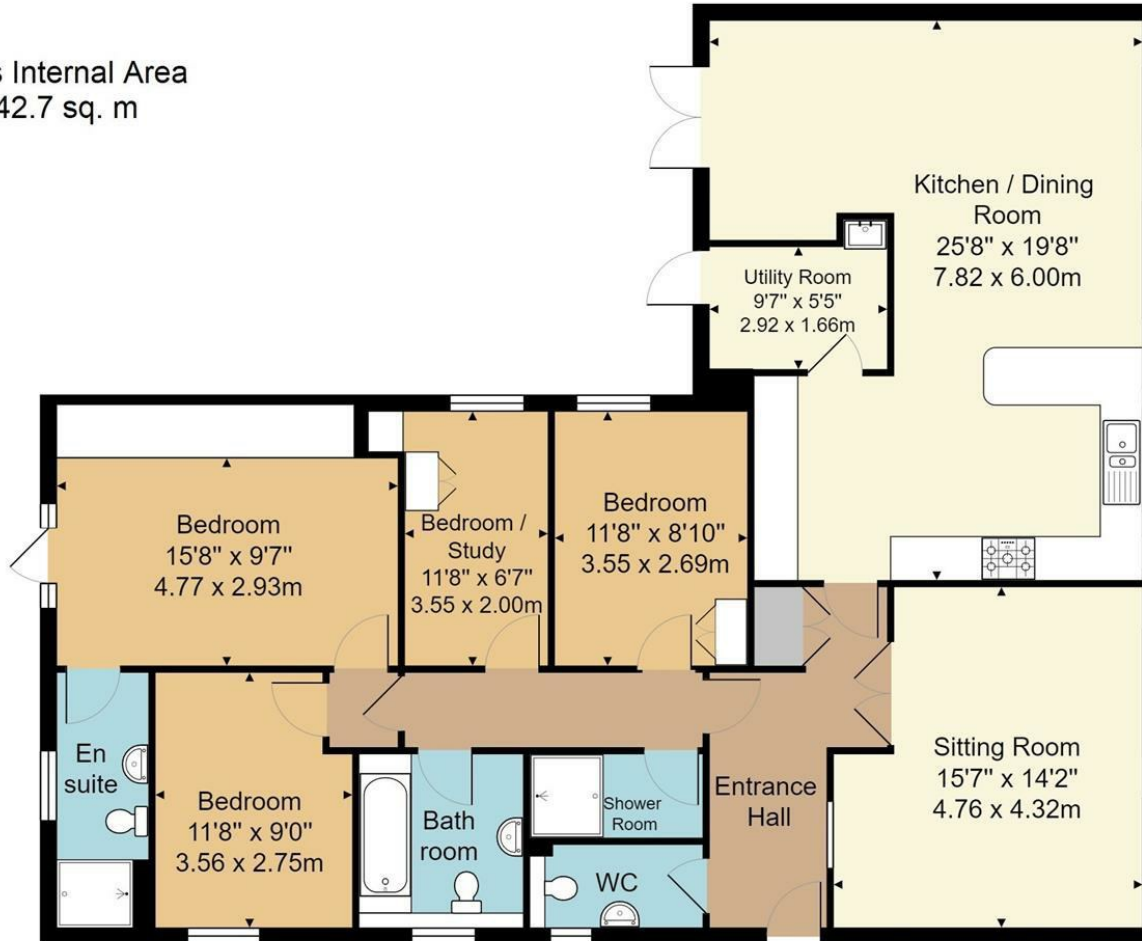




excellent public house, parish church and a popular primary school. Further local amenities and shops can be found in Borough Green village which is less than a mile away. Here you will also find the mainline station with regular services to London Victoria and now London Bridge, Maidstone, Ashford International and the coast. There are good road links to the M20 and M26/M25



Approx. Gross Internal Area
1536 sq. ft / 142.7 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- C

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London