



Oaklands  
Cottage

Ibbett Mosely

Oaklands Cottage Ismays Road,  
Ighiteam, Kent, TN15 9BE



## Oaklands Cottage Ismays Road, Ightham, Kent, TN15 9BE

A fantastic three bedroom family home with Victorian / Edwardian features and dimensions. Extended to the rear offering a good sized family kitchen diner, two further reception areas plus a study downstairs. Three double bedrooms, family bathroom and ensuite to master on the first floor.

Off street parking via a drive directly off the quiet lane and a good sized garden of approx. 100 feet in length.

**\*Asking Price £725,000 CHAIN FREE\***

- Extended Three Double Bedroom Family Home
- Additional Study
- Large Kitchen Diner with Further Potential (stpp)
- Two Further Adjoined Reception Rooms
- Period Features and Dimensions - EPC -D
- Off Street Parking via a Drive
- Good Sized Private Garden
- Great Community & Semi Rural Location
- Asking Price £725,000 CHAIN FREE
- Great Schooling & Mainline Station Options

This wonderfully positioned CHAIN FREE family home offers a fantastic opportunity to buy in a location we know is popular. Ismays Road links in the main village of Ightham to Ivy Hatch, a semi rural area sat between Sevenoaks, Borough Green and Tonbridge.

It offers great schooling with a primary school at Ightham and secondary schooling options of Sevenoaks and Tonbridge. Amenities are offered in all these areas including mainline stations to the City of London and the West End within an hour from your doorstep.

### Description

Off a the popular quiet lane of Ismays Road, set in this semi rural location you approach the house via gravelled drive for multiple vehicles. Straight away the property shows off its kerb appeal and period charm giving off a great family home aura.

Entered via a storm porch ideal for de - robing shoes and coats a further door brings you into the welcoming hallway containing stairs to the first floor, large under stairs cupboard and two further doors.

The door ahead leads into an ideal study room, that could offer an option to become a utility room / cloakroom from the kitchen side if a study is not required. The other door leads into the first reception with a window looking out to the front garden and a feature fireplace with an exposed brick chimney breast. A secondary but opened area serves as a great family space and is used as a multi function music room. A door from this area steps down into the extension which offers a very nicely sized kitchen diner with fitted units, breakfast bar and space for a very good sized table. Double doors look out to the rear terrace and garden beyond as well as a side door giving access to the front and drive.

Upstairs off a central landing is a very large storage cupboard retuning over the stairwell. Three double bedrooms are offered with built in storage and views to front and rear, the main bedroom is extended and has a double built in wardrobe and juliet balcony with double doors looking out over the rear garden. A modern ensuite shower room is also provided. Centrally is the main family three piece bathroom.

Externally the garden is of good size and runs the width of the house and is approx. 100 feet in length. A social patio area runs across the rear of the house and links the kitchen to the garden that offers mainly laid to lawn areas with feature beds. The garden gets great use by the family and offers produce for them including eggs from their chickens. To the front is a lovely garden embracing the drive with more of an English cottage feel.

### 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 two miles 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

The market town of Tonbridge offers a wider range of retail and leisure activities, with many high street and independent stores together with banks and building societies, a selection of coffee shops, restaurants and public houses, sporting clubs, a leisure centre and Tonbridge Park which offers covered and open air swimming pools, tennis courts, children's play areas, a miniature railway and putting green.

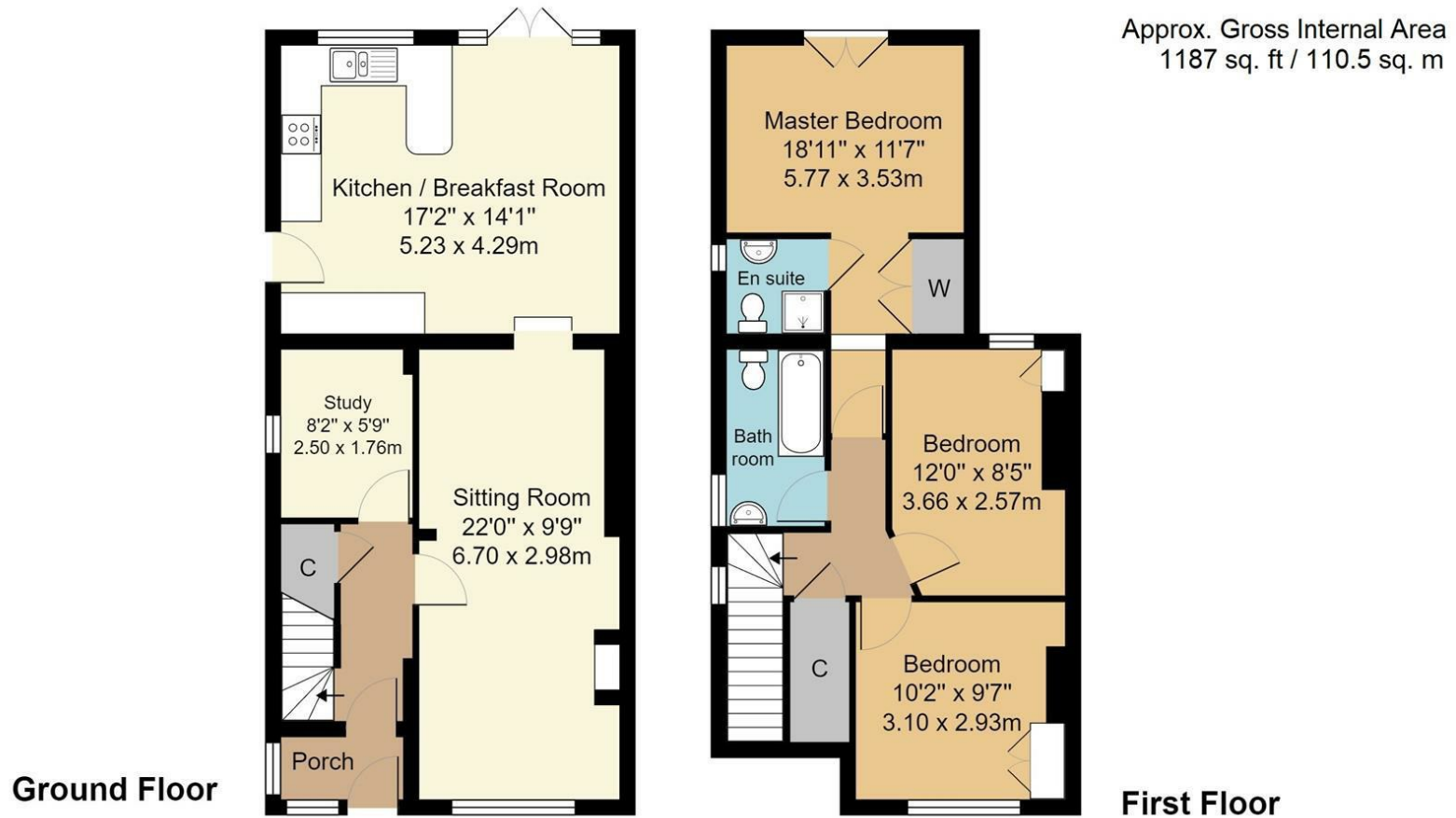
Nearby Sevenoaks offers a comprehensive selection of shops, restaurants and supermarkets including Waitrose, and a mainline station with services to

central London in around 30 minutes. Communications links are excellent, with easily accessible links to major regional centres and the national motorway network via the M26 and M20 and two nearby train stations at Borough Green and Sevenoaks, both with regular direct links to central London.

The area offers a wide range of state primary and secondary schooling together with Weald of Kent Grammar School, Tonbridge Grammar School for Girls, Judd boys Grammar School and a good selection of independent schools including Sevenoaks Prep, Hilden Oaks, Hilden Grange, Sackville, Tonbridge, Sevenoaks, Walthamstow Hall, Solefield, Somerhill and The Granville.



# EPC Rating- D



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.



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